



CITY OF SURPRISE
Planning and Zoning Commission Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Thursday, February 19, 2015 @ 6:00 PM
 Amended item#1 on 2/11/15 at 9:30 AM

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CALL TO ORDER.

- A. Roll Call
- B. Pledge of Allegiance
- C. Current Events and Reports – Pursuant to A.R.S. §38-431.02(k) the chief administrator, presiding officer or a member of a public body may present a brief summary of current events without listing in the agenda the specific matters to be summarized, provided that 1) The summary is listed on the agenda; and 2) The public body does not propose, discuss, deliberate or take legal action at that meeting on any matter in the summary unless the specific matter is properly noticed for legal action.
- D. Staff Reports

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission on any item not on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

- E. Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Board\Commission. There will be no separate discussion on these items unless a board member or commissioner requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY
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- | | | | |
|----|-------------------|--|--|
| #1 | District Internal | <u>Consideration and action on the February 5, 2015 Planning and Zoning Commission minutes.</u> | Approve
Heather
Donaldson,
Community
Development |
| #2 | District 3 | <u>Consideration and action on a site plan for Surprise Pet Club retail facility generally located on the southwestern corner of North Cotton Lane and West Greenway Road.</u> | Approve
Hobart Wingard -
Community
Development |
| #3 | District 3 | <u>Consideration and action on recommending to the Mayor and City Council approval of a Preliminary Plat entitled "W Ranch," generally located on the north side of Waddell Road about ½ mile east of the intersection of Waddell Road and Bullard Avenue.</u> | Approve
Hobart Wingard -
Community
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#4	District Internal	<u>Consideration and action on funding recommendations for Public Service Activities for the Community Development Block Grant Program Year 2015-16.</u>	Approve Christina Ramirez, Community Development
#5	District 3	<u>Consideration and action, recommending to the Mayor and City Council approval of a Rezone entitled "W Ranch," generally located on the north side of Waddell Road about ½ mile east of the intersection of Waddell Road and Bullard Avenue.</u>	Approve Hobart Wingard - Community Development

OTHER BUSINESS:

- | | | | |
|----|-------------------|--|---|
| #6 | District Internal | <u>Discussion for future agenda items.</u> | No Action
Eric Fitzer,
Community
Development |
|----|-------------------|--|---|

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: February 11, 2015 at 9:30 AM

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Planning and Zoning Commission

February 19, 2015 @ 6:00:00 PM

+ Back Print

Board Meeting Date:	February 19, 2015	Contact Person:	Heather Donaldson, Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the February 5, 2015 Planning and Zoning Commission minutes.

Motion:

I move to approve the February 5, 2015 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [MINUTES](#)

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x
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Presentation Speaker Names (spelling and titles for TV captions):

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

February 5, 2015 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Steve Somers called the Planning and Zoning Commission Meeting to order at 6 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, February 5, 2015.

A. ROLL CALL

In attendance were Chair Somers, Vice Chair Ken Chapman and Commissioners Peter Pervi, Dennis Smith, Matthew Bieniek, Jerry Hoyler and Mathew Keating.

STAFF PRESENT:

Community Development Director Eric Fitzer, Deputy City Attorney Donna Bronski, Assistant Director Chris Boyd, Long Range Planning Manager Lloyd Abrams, Planner Hobart Wingard, Planner Jackie Keller, Neighborhood Services Supervisor Christina Ramirez, Community Program Coordinator Alicia Rubio and Planning and Zoning Commission Secretary Heather Donaldson.

COUNCIL MEMBERS PRESENT:

None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

None

CALL TO THE PUBLIC:

Chair Somers called to the public to discuss any issues not noted on the agenda. Hearing no comments, Chair Somers closed the call to the public.

- E. All items listed with an asterisk (*) are considered to be routine by the Planning and Zoning Commission and were approved by one motion. There was no separate discussion of these items during this meeting.

CONSENT AGENDA:

No Items

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – INTERNAL - Consideration and action on the January 22, 2015 Planning and Zoning Commission minutes.

Commissioner Pervi made a motion to approve the **Planning and Zoning Commission Minutes for January 22, 2014**. Commissioner Bieniek seconded the motion. The motion passed with 7 yes votes.

Item 2 – CITYWIDE – Discussion regarding bi-monthly meetings.

Eric Fitzer, Director, advised the Commission that with the present work load we will be having two meetings each month when necessary. The Commission agreed to attend bi-monthly meetings.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 3 – INTERNAL - Presentation and discussion from the Community Development Block Grant Public Service applicants.

Christina Ramirez, Neighborhood Services Supervisor, gave an overview of the program, the applicants and the requirements to qualify.

Public Service Application presentations were given by the following:

- Kenneth McKinley & Rick Fresia – Tumbleweed (Document distributed to Commission attached hereto)
- Joanne Thomsen – Benevilla
- Julie Turko – AASK (Document distributed to Commission attached hereto)
- Darrel Christenson – ABIL
- Muriel Gutierrez – City of Surprise (Document distributed to Commission attached hereto)
- Melissa Holdaway – Arizona Charter Academy (Document distributed to Commission attached hereto)
- Mark Holleran – CASS (Document distributed to Commission attached hereto)
- John Yantis – St. Mary's Food Bank

Chair Somers opened the Call to the Public. Hearing no comments, Chair Somers closed the call to the public.

Item 4 – CITYWIDE - Consideration and action on a proposed Zoning Text Amendment pertaining to Assisted Living Facilities.

Robert Kuhfuss, Planner II, presented the proposed Zoning Text Amendment pertaining to Assisted Living Facilities to the Commission.

The Commission had some discussion regarding:

- 300sf livable space per resident
- Clarification on the grandfathering clause
- HOA/CC&R's exclusions (zoning regulations)
- Assisted Living Facilities notification requirements
- Business licenses for multiple assisted living facilities belonging to individual owner (zoning clearance)
- Extenuating circumstances with the death of an assisted living facility operator (distinction between business operations and land use)

Chair Somers opened the Call to the Public:

William Burnette believes the City is trying to supersede state ordinances. Would like to know what the criteria are of the Fire Department for Assisted Living Facilities fire bells.

Nunzio Howard believes progress has been made but would like to see 120 day rule language eliminated. He thanked the Commission for removing the language of 12. He said adding more state agencies will just muddy the waters.

Alexandra Yovatt had a few items for clarification:

- The purpose for the division of homes and centers and ramifications of that division
- Notice of changed dates for public hearings
- Will facilities affected by revision to legal and non-conforming policy be provided with a letter or will it only take place through the amendment
- HOA action to prohibit assisted living facilities
- 3 new permitted uses for assisted living homes – definitions

Randolph Lumm wanted to advise the Commission that an appraiser of a home will not consider the number of assisted living facilities in the area when determining an appraisal of the property. He is concerned that there is no control over the rules of an HOA.

Chair Somers closed the call to the public.

Vice-Chair Chapman commented that he would like to revise the language of the amendment to exclude the 120 day rule.

Both Commissioner Keating and Vice Chair Chapman commented that in the past they have lived in very close proximity to an assisted living facility and they were very good neighbors.

Commissioner Pervi made a motion to remove the 120 day rule from Exhibit A, Section F so that it reads in its entirety, "In the event that the Arizona Department of Health Services, or any other state agency with such authority, revokes or terminates a person's license to operate an assisted living home, then the person operating the assisted living home shall immediately inform the city of such revocation or termination of their license." Vice Chair Chapman seconded the motion. The motion passed with 7 yes votes.

Commissioner Pervi made a motion to recommend approval to the City Council of the proposed Text Amendment and to adopt the proposed language as presented in exhibits A through D as listed in the staff report, including the amendment in the previous motion as read by the Commission, except as that: Section 122-99(c) shall read “An assisted living home shall maintain 300 square feet of overall living space for each resident.”: Section 122-178 shall include the following definition for “Living Space”: “Living Space. Space within a dwelling unit utilized for living, sleeping, eating, cooking, bathing and sanitation.” All sections shall be re-sequenced as necessary. Vice Chair Chapman seconded the motion. The motion passed with 7 yes votes.

OTHER BUSINESS:

Item 5 – INTERNAL - Discussion for future agenda items.

None

ADJOURNMENT:

Hearing no further business, Chair Somers adjourned the Planning and Zoning Commission meeting at 8:14 p.m.

Eric Fitzer
Community Development Director

Steve Somers, Chair
Planning and Zoning Commission

The foregoing instrument is a full, true and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Heather Donaldson, Commission Secretary

DATE: _____



Surprise CDBG Public Services Summary

Proposed Activities

Outreach Expansion:

- Expansion of Safe Place program to two new designated sites in Surprise
- Two Safe Place presentations to Surprise youth and adults
- Increased targeted Street Outreach in cooperation with the city, local businesses, and residents.

Program per Diem:

The expansion of outreach through Safe Place and targeted street outreach will increase the number of Surprise youth who will know about Tumbleweed's services and who will enter our programs. We expect a **35% increase** in the number of Surprise youth we serve in the next year.

The proposal asks for a per diem funding for Surprise youth that enter into the following programs:

- Open Hands Shelter for Teens: provides residential shelter for unaccompanied homeless teenagers ages 12-17 in a safe home environment
- Young Adult Program: provides semi-independent apartment living for youth ages 16-18 that cannot be reunified with family.
- Emergency Housing Program: provides emergency shelter and support for homeless youth ages 18-24. The program facilitates entry into transitional housing programs and on-going resources.
- Youth Resource Centers: meet the basic needs of the youth, provide case management, social and educational groups, and connections to community resources.

Per Diem Cost per Program:

Tumbleweed Program	Per Diem/Per Youth
Youth Resource Centers	\$ 12.24
Emergency Housing Program	\$ 69.85
Young Adult Program	\$ 109.06
Open Hands	\$ 157.95

Outcomes

Project Component	Outcomes
Safe Place	• 500 Surprise youth and 40 Surprise adults will be given presentations of Safe Place; • 500 Safe Place materials will be distributed to MUC youth;
Street Outreach	• Tumbleweed will perform targeted outreach utilizing our traditional street outreach teams as well as our new (still in production) mobile outreach unit when homeless youth have been identified and we have been informed of their location.
Open Hands Crisis Shelter; Young Adult Program; Emergency Housing Program; Youth Resource Centers	Serve 11 unduplicated youth • 100% of all youth will have their basic needs met and will be given access to case management, legal advice, and community resources. • 80% of youth ages 12-18 (Open Hands and Young Adult Program) will leave programs to safe, stable housing • 50% of youth ages 18-24 (Emergency Housing) will move into transitional or permanent housing • 80% of all youth will engage in case management and develop case plan goals working toward self-sufficiency



Mobile Youth Resource Centers

Challenge: Youth Resource Centers (YRCs) are a beacon to draw homeless and at-risk youth off the streets or dangerous living situations into counseling, but they must be conveniently located to the clients.

Background:

- YRCs offer showers, laundry, email access, hot meals, and counseling.
- Counseling is essential to channel youth into Tumbleweed's shelter programs.
- Tumbleweed has two permanent YRC locations: Phoenix and Tempe.
- More locations are needed, but are expensive to build, maintain, and staff.

Solution: A resource center that offers geographic flexibility and provide assistance in their own community

- A mobile YRC can offer most of the services as a permanent location.
- Partnerships with local sites facilitate ten locations per week.
- A mobile YRC is much less expensive to build/maintain as a permanent facility.

Mobile Outreach Van and Trailer



Coming this Summer 2015



*Ensuring every child has
someone who cares...*

THE CHILDREN:

More than 17,000 children are in Arizona's foster care system. These children enter the system through no fault of their own and often come from backgrounds filled with abuse, neglect and pain. Sadly, the family and community relationships that most children experience while growing up are nonexistent for foster children. No one will remember their birthday; take them to the park; or cheer for them when they graduate from high school.

ABOUT AASK:

Aid to Adoption of Special Kids or AASK is a private 501(c)(3) non-profit charity that was founded in 1988 with the mission of serving children in Arizona's foster care system. Local philanthropist and child advocate, Katherine "Kax" Herberger, founded AASK with the strong belief that all children need homes and families, regardless of their backgrounds and unique challenges. Since its inception, AASK has been dedicated to Katherine's vision of ensuring every child has a relationship with someone who cares.

Licensed by the Arizona Department of Economic Security (DES), AASK leads the effort in recruiting families through on-going community outreach, including 12 News' *Wednesday's Child*. Strong advocacy and lifelong family support by knowledgeable specialists has helped AASK facilitate more than 2,500 adoptions.

WHAT WE DO:

Through our adoption, fostering and mentoring programs, AASK works to match quality families and individuals with children in need of love. Our focus is maximizing the experience of each child through building strong relationships that will last a lifetime. AASK's adoption program helps children find a permanent home with a family that can best meet their needs; the fostering program serves as a way for children to seek stability with a family while away from their biological parents, with the end goal of reunification; and AASK's mentoring program pairs committed adults with foster children from ages 9 – 21. A new sibling program helps preserve and strengthen relationships among brothers and sisters who have been separated by the foster care system.





*Ensuring every child has
someone who cares...*

OUR BELIEF:

AASK's vision is simple: Ensuring that every child has a relationship with someone who cares. We believe every child deserves the opportunity to build trusting relationships that will nurture them into becoming responsible, productive citizens. All of our programs are designed to allow qualified families and individuals of diverse backgrounds to have this important relationship with a child in foster care. No child should age out of the foster care system without someone who cares and AASK is committed to ensuring every child has a better future.

PROGRAMS:

Foster Care Program

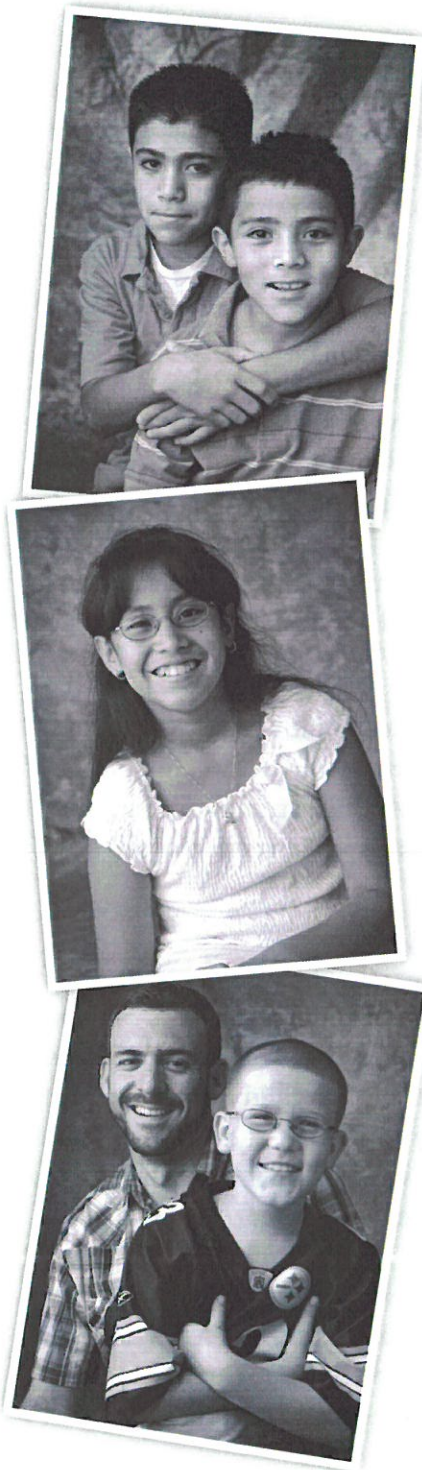
There are an unprecedented number of children in the Arizona foster care system today, and a vital need for more loving foster families to care for them. AASK's foster care program gives families the opportunity to have a positive impact on the lives of children who have come into the state's care. Our foster care services include:

- Child and family matching services
- Post-placement monitoring and advocacy
- Family support services
- Largest licensed kinship program in the state
- Specialized medical program for medically fragile infants and DDD children
- Todos Los Niños Program for Hispanic families

Adoption Program

There are many children in Arizona's foster care system who are available for adoption. AASK's full-service adoption program helps families bring children into their homes and hearts for a lifetime. Our knowledgeable staff provides families with on-going support from the adoption certification process to post-placement advocacy. Our adoption services include:

- Child and family matching services
- Post-placement monitoring and advocacy
- Family support services
- Todos Los Niños program for Hispanic families
- Birth Parent program





*Ensuring every child has
someone who cares...*

PROGRAMS (cont'd):

Mentoring Program

Mentoring a child or teen in foster care helps guarantee them that there is someone who cares. Mentors give children assurances that they are not alone in dealing with day-to-day stresses and worries. Through the AASK mentoring program, volunteers are paired with a child who shares their personal interests and mentoring skills. For the younger youth, a mentor is more of a family to the child, joining them in activities they enjoy. For the older youth, ages 16 to 21, a mentor is a conduit for the youth and their passage into adulthood.

Sibling Connection Program

AASK's Sibling Connection Program preserves and strengthens relationships among siblings separated by foster care. Seventy-five percent of children in care who have a brother or sister are separated from at least one sibling, and there is no guarantee of regular visits. The Siblings Program reunites siblings by coordinating activities for them to share throughout the year, including one week of Sibling Summer Camp. This allows siblings in care to create happy, positive memories together that will last a lifetime. Strong sibling relationships can help a child cope, and camp and other activities help protect relationships among siblings who otherwise might lose each other in foster care.

Wednesday's Child

AASK's partnerships with Channel 12 (KPNX) and The Arizona Republic allow us to profile children available for adoption as part of the weekly *Wednesday's Child* segment. AASK's goal is to raise awareness to the need for adoptive and foster parents as well as showcase the wonderful children who are looking for their forever family.



*Ensuring every child has
someone who cares...*

Contact:

Russ Funk, Director of Recruitment

phone: 602.930.4419 / fax: 602.930.4519

rfunk@aask-az.org



*Ensuring every child has
someone who cares...*

FOSTER CARE & ADOPTION MYTHS & REALITIES:

Myth: You must be a married couple, have a lot of money and own your own home to be a foster parent.

Reality: There are no such requirements. You can be married or single, a homeowner or a renter, as long as you have adequate space and the child has their own bed. The only financial requirement is that you have enough income to support yourself and your family aside from the money you are reimbursed to care for a child living in foster care.

Myth: Single parents and same-sex couples cannot adopt.

Reality: Single parents and same-sex couples can, and do, adopt. In 2008, of the children adopted from foster care, 31 percent were adopted by single parents.

Myth: You can't be a foster parent and work full-time.

Reality: Not true! Many foster parents work outside of the home and you can discuss with your AASK specialist what options may be available to assist with child care costs.

Myth: To be a foster parent you need to have parenting experience.

Reality: False! Many foster parents are childless. They are, however, responsible people who have made a commitment to children and demonstrate an ability to parent or learn.

Myth: Foster children have been abused so much that they're beyond repair.

Reality: Children are amazingly resilient. Foster parents can make a difference by providing a structured, nurturing environment. We need to remember that these children will grow up to be adults in our society. How we respond to their needs now will largely determine what kind of citizens they will be in the future.

Myth: The children in foster care are juvenile delinquents.

Reality: Children enter the foster care system through no fault of their own as a result of abuse, neglect or abandonment, and deserve every effort to have a permanent loving family who can help them grow into responsible and productive adults.

Myth: Foster parents are on their own once they take in a foster child.

Reality: Not true! Children need stability and AASK staff offer foster parents plenty of support to maintain an even keel. For starters, before you even take in your first child, AASK staff works with you to develop a profile of the type of child best suited to the experience and capabilities of your family. There is respite care for those times you need a break.



SYEP

Summer Youth Employment Program 2015



The Summer Youth Employment Program (SYEP) is a City and CDBG Grant program that is specially designed to provide Surprise teen residents the opportunity to participate in a paid internship over the summer with the City of Surprise.

This opportunity not only gives the participant experience within the department or entity they are placed in, but also they are presented the tools for success in the weekly life skills training classes.

The internship is a 10 week program that will run from May 26th to July 31st.

Only (20) participants will be selected to participate from over 100 applicants

Program Points

- Full-time student
- **City of Surprise resident**
- Available to work up to thirty (30) hours/week, for ten (10) weeks
- Everyone is interviewed
- Family income must be at or below 80% of area median income

Life Skills classes offered

Business Communication
Differences in Communication across generations
Researching Higher Education, Scholarships, Job Trends
Proper use of Social Media
Personal Finance
Customer Service/Time Stress Management/ Personality Tests and Career Assessments
Interviewing Skills
Resume Workshop
City Academy

Participating Departments

Community Development
Court
Council/Grants
Finance-Admin
Finance- Purchasing
Fire- EMS
Public Works
Community Recreation
Senior Center
Engineering
IT
PW - Environmental
Arizona Charter Academy

STEAM@ACA

PURPOSE

EDUCATION AND RECREATION FOR STUDENTS 4TH-12TH GRADE PROVIDING A SAFE AND FUN ENVIRONMENT WHEN SCHOOL IS OUT FOR STUDENTS TO BUILD ATHLETIC SKILLS AND INCREASE ACADEMIC PROFICIENCY.

BENEFITS INCLUDE:

- A DECREASE IN OBESITY, INCREASED HEALTH OF KIDS
- INCREASE PROFICIENCY AND APTITUDE OF MATH, SCIENCE, AND TECHNOLOGY
- FOSTERS A LOVE FOR LEARNING BY EXPOSING STUDENTS TO NEW CONCEPTS, EXPERIMENTS AND CAREERS
- BUILDS ATHLETIC SKILLS
- INCREASED SELF-ESTEEM
- REDUCE CRIME IN THE ORIGINAL TOWNSITE

WHEN

During Fall, Spring and Summer Breaks

HOW IT WORKS

Camps are for one week

- **Monday – Thursday** – ½ program day will be spent for skill building, ½ for STEM related projects
- **Friday** – Sports tournament and presentation of projects



COST

Capacity: 270 students

Cost per student: \$65.67

Lunch provided daily by ACA

PROMOTION

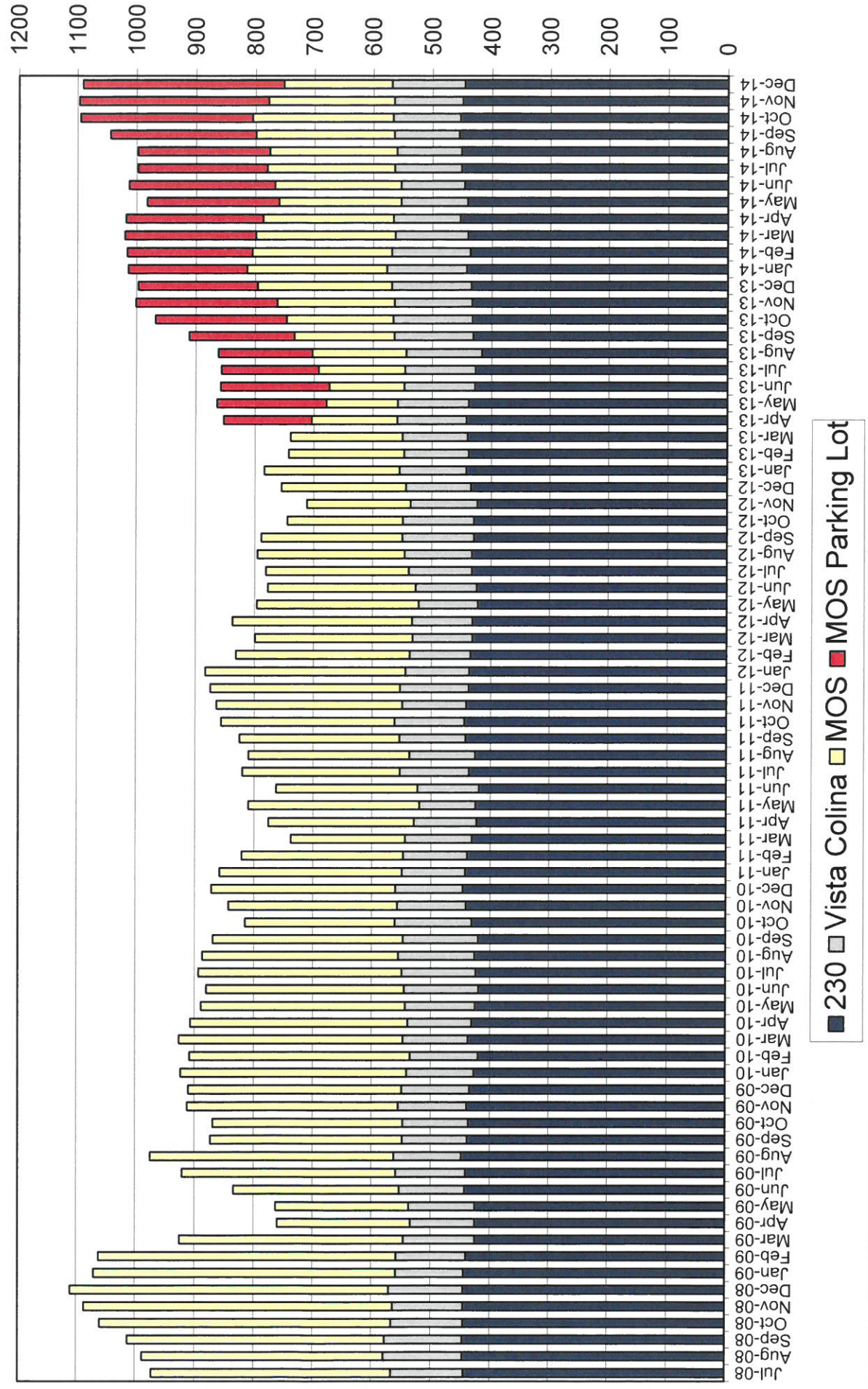
Flyers, press release, social media, banners, and potential news coverage.

BENEFITING

4th -12th grade students focused on those located in the original townsite



Average Daily CASS Occupancy by Month for July, 2008 Through December, 2014





CITY OF SURPRISE
Planning and Zoning Commission

February 19, 2015 @ 6:00:00 PM

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Board Meeting Date:	February 19, 2015	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on a site plan for Surprise Pet Club retail facility generally located on the southwestern corner of North Cotton Lane and West Greenway Road.

Motion:

I move to approve a site plan for Surprise Pet Club retail facility subject to staffs findings and Conditions "a" through "e" as listed in the staff report.

Background:

The applicant is requesting Site Plan approval for a proposed retail sales project known as The Pet Club.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- ☐ [FS14-404 Surprise Pet Club - Site Plan - Staff Report](#)
- ☐ [FS14-404 Surprise Pet Club - Site Plan - Vicinity Maps](#)
- ☐ [FS14-404 Surprise Pet Club - Site Plan - Master Site Plan](#)
- ☐ [FS14-404 Surprise Pet Club - Site Plan - Site Plan](#)
- ☐ [FS14-404 Surprise Pet Club - Site Plan - Elevations](#)
- ☐ [FS14-404 Surprise Pet Club - Site Plan - Final Plat](#)
- ☐ [FS14-404 Surprise Pet Club - Site Plan - Landscape Plan](#)

☐ [FS14-404 Surprise Pet Club - Site Plan - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner II

Eric Fitzer, Director



COMMUNITY DEVELOPMENT

Date: February 19, 2015

To: Planning and Zoning Commission

From: Eric Fitzer, Director
Lloyd Abrams, Long Range Planning Manager
Hobart Wingard, Planner
hobart.wingard@surpriseaz.gov 623-222-3156

Re: FS14-404 – Surprise Pet Club

Application Summary

The applicant is requesting Site Plan approval for a proposed pet retail sales project known as The Pet Club.

Location

The approximate 1.4 acre project is generally located on the southwestern corner of North Cotton Lane and West Greenway Road within the Sierra Montana Crossings project.

History

- The subject parcel was annexed into the City of Surprise on September 14, 2000.
- On September 14, 2000 the Mayor and City Council approved a Planned Area Development (PAD) for Sierra Montana.
- On June 14, 2001, a Preliminary Plat for Sierra Montana Phase one (1) was approved by the Mayor and City Council.
- On August 8, 2002, a Map of Dedication for Sierra Montana Phase one (1) was approved by the Mayor and City Council.
- On August 21, 2007, a Site Plan for Sierra Montana Crossings was approved by the Planning and Zoning Commission.
- On November 29, 2007, A Final Plat Amendment was approved by The Mayor and City Council for the Sierra Montana Crossings project.
- On November 18, 2008, a PAD amendment was approved by the Mayor and City Council to provide a Comprehensive Sign Program for Sierra Montana.

Project Summary

The proposed Pet Club applicant is seeking Site Plan approval to accommodate an indoor retail sales facility for pet supplies and services. An associated final plat, which will be considered by the Mayor and City Council, will subdivide the 11.6 acre parcel known as Lot one (1) into three (3) parcels. The created parcel that is to accommodate The Pet Club is proposed to be 62,529 square feet or 1.4 acres.

The approximate 16,000 square foot retail sales facility is one (1) of over 50 sales facilities that have located in the Valley since 1982. Like similar facilities, this location will provide pet products, food, pet grooming, dog training and will be a source for pet vaccines.

The architecture of the proposed retail sales facility contains elements that contain reflect the previous agricultural use while providing a modern southwest architectural palate for the balance of the Sierra Montana Crossings. The front elevation uses standing seam as well as terra cotta roof elements while wood trellises providing pedestrian shading along the front of the building. The front of the buildings mass is broken up by the multiple planes that define the entrance. The colored stone wainscoting and other earth tone elements located on all four (4) sides of the structure provide an aesthetically pleasing color palate for the facility.

Desert tolerant landscaping is provided to assist pedestrians and vehicles with shade. Trees and shrubs along the western edge of the property that abuts residential parcels will provide visual and noise buffering. The balance of the landscaping meets the requirements found in the approved PAD.

Vehicular access is provided by a single full-access driveway off of Greenway Road, and a series of three (3) access points along Cotton that are right-in right-out only. Pedestrian access will be provided down to Greenway with a sidewalk. As other tenant move into the master site plan, the pedestrian circulation will be improved and may even include a western pedestrian access with the residential section of Sierra Montana.

The Pet Club will be open seven (7) days a week from 9:00 am to 7:00 pm. It is expected that the facility will offer six (6) full time and seven (7) part time jobs.

Findings of Fact

1. Staff finds that the proposed Final Plat complies with the Surprise General Plan.
2. Staff finds that the proposed Final Plat complies with the Sierra Montana PAD and the Zoning Code, Title 17, in place at the time of approval.

Recommendation

Staff recommends approval of FS14-404, a Site Plan for The Pet Club pet retail facility, subject to the following conditions:

- a) The master site plan prepared by Jack P. Morgan, dated January 9, 2015 will be revised and submitted for administrative review to include the following modifications:

- 1) A pedestrian route to Cotton Lane will be included with the construction of this retail facility.
 - 2) The easternmost parking island along the southern edge of this site plan will be shown with a full eight (8) foot width along the length of said island.
 - 3) The six (6) parking spaces located in the northeastern portion of the parking lot will be modified to provide a 24-foot wide access drive from the center parking aisle to the northern parking aisle. The access drive will have an eight (8) foot wide parking island located along the western edge of the aisle. The five (5) parking spaces to the west of the aisle will be modified to have compact spaces measuring eight (8) feet wide. These spaces will be marked as compact spaces.
 - 4) The parking calculations will be modified to identify that 49 spaces are provided.
 - 5) Revise the landscape calculations to read "15% Landscaped Area."
 - 6) Striping will be provided from the pedestrian walk at the northeastern corner of the plan where crossing the private roadway.
 - 7) All curbing radii will be shown to be a minimum of five (5) feet.
 - 8) A portion of General Note seven (7) that states "There are no setback, height, or bulk restrictions listed for PAD zones in the City of Surprise Ordinance" will be removed.
 - 9) All text that is obscured by being located over another feature, that are too small of a font, or indicate that the lettering is cut off, will be located in a way that presents a legible plan.
 - 10) The trash enclosures adjacent to residentially zoned districts will be located as far away from residential lots as is possible.
 - 11) The trash enclosure to the south that is located at the end of the central drive will be relocated.
- b) The site plan prepared by Jack P. Morgan, dated January 9, 2015 will be revised and submitted for administrative review to include the following modifications:
- 1) A pedestrian route to Cotton Lane will be included with the construction of this retail facility.
 - 2) The easternmost parking island along the southern edge of this site plan will be shown with a full eight (8) foot width along the length of said island.
 - 3) The six (6) parking spaces located in the northeastern portion of the parking lot will be modified to provide a 24-foot wide access drive from the center parking aisle to the northern parking aisle. The access drive will have an eight (8) foot wide parking island located along the western edge of the aisle. The five (5) parking spaces to the west of the aisle will be modified to have compact spaces measuring eight (8) feet wide. These spaces will be marked as compact spaces.
 - 4) The parking calculations will be modified to identify that the 16,000 square foot facility requires 64 parking spaces and that 49 spaces are provided. The shared parking agreement will be utilized, but may reduce parking for future development.

- 5) The parking stops along the western side of the building will be labeled and a distance from the wall will be given.
 - 6) Revise the landscape calculations to read "15% Landscaped Area."
 - 7) All curbing radii will be shown to be a minimum of five (5) feet.
 - 8) A temporary drive constructed to accommodate 75,000 pounds in all weather conditions will be located from the access drive in the southwestern corner of the site to the paved area adjacent to the southeastern corner of the building.
 - 9) Vehicular barricades will be provided along the two (2) site access points located along the northern edge of the site.
 - 10) Pedestrian barricades will be provided for the sidewalk at the southeastern frontage of the building and to the center of the northern edge of the parcel where the pedestrian sidewalks terminate.
 - 11) An ADA ramp will be provided at the northeastern corner of the building where the sidewalk drops down to the pavement.
 - 12) Striping will be provided from the pedestrian walk at the northeastern corner of the plan where crossing the private roadway.
 - 13) In the fifth paragraph of the General Notes section, the note "2006 International Building Code" will be changed to the "2012 International Building Code."
 - 14) The first sentence of the seventh paragraph stating "Drawings are diagrammatic and schematic and indicate the general arrangement only" will be removed.
 - 15) The description and the associated dimensions of the building to the north that state "Shops 2", "100'", and "52'" will be removed.
 - 16) All text that is obscured by being located over another feature, that are too small of a font, or indicate that the lettering is cut off, will be located in a way that presents a legible plan.
 - 17) The symbol located approximately 15 feet east of the site in the private drive will either be removed or labeled if needed.
- c) The Landscape Planting plan and the Color Landscape Planting plan prepared by Vollmer & Associates, dated January 12, 2015 will be revised and submitted for administrative review to include the following modifications:
- 1) A pedestrian route to Cotton Lane will be included with the construction of this retail facility.
 - 2) The easternmost parking island along the southern edge of this site plan will be shown with a full eight (8) foot width along the length of said island.
 - 3) The six (6) parking spaces located in the northeastern portion of the parking lot will be modified to provide a 24-foot wide access drive from the center parking aisle to the northern parking aisle. The access drive will have an eight (8) foot wide parking island located along the western edge of the aisle. The five (5) parking spaces to the west of the aisle will be modified to have compact spaces measuring eight (8) feet wide. These spaces will be marked as compact spaces.

- 4) All curbing radii will be shown to be a minimum of five (5) feet.
- 5) Striping will be provided from the pedestrian walk at the northeastern corner of the plan where crossing the private roadway.
- d) The approval of this Site Plan is deemed denied unless the associated final plat is approved by the Mayor and City Council.
- e) The AutoCAD files will be revised and submitted for review to include the following modifications:
 - 1) The ALTA was submitted in an assumed coordinate system.

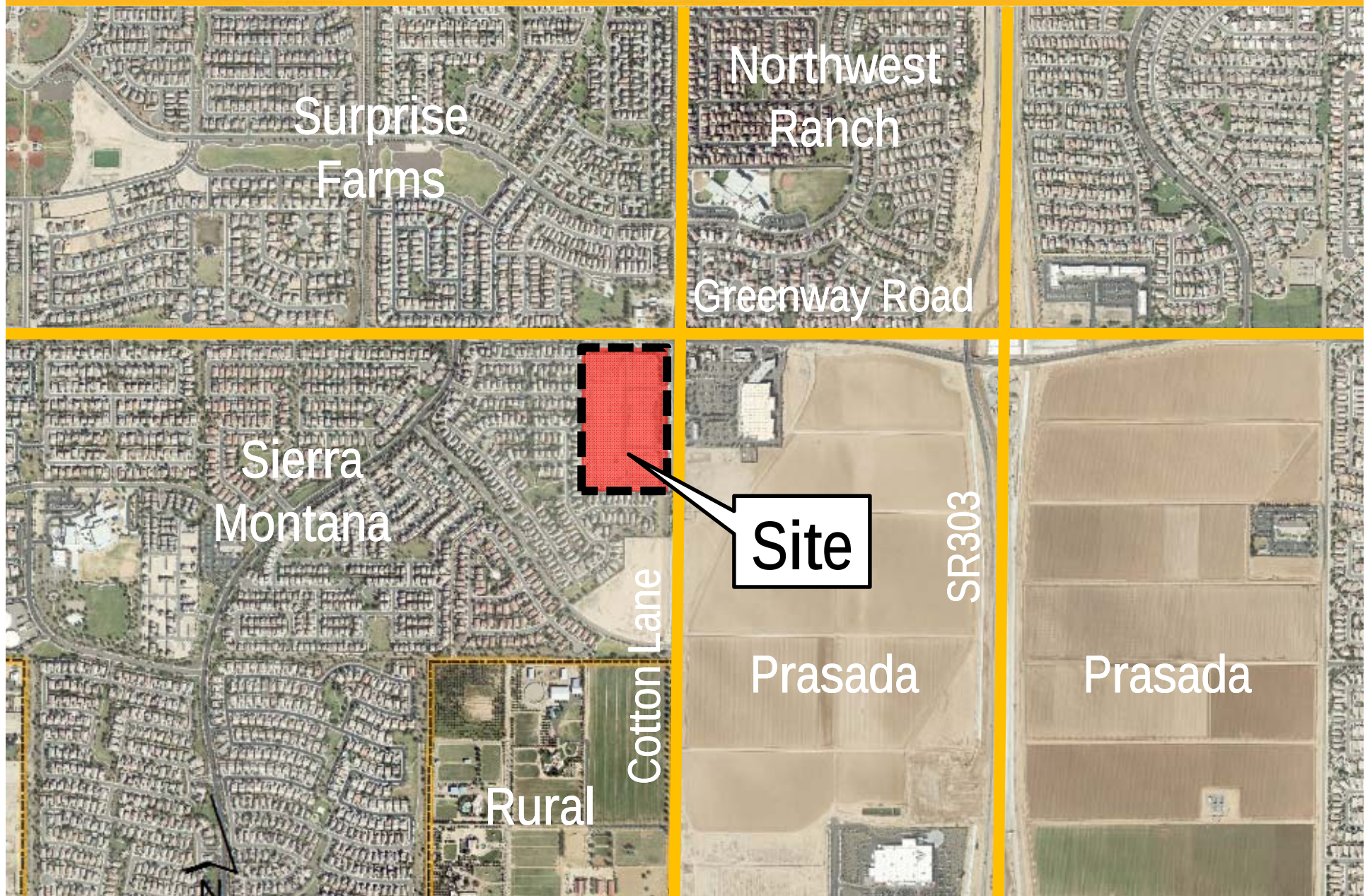
Attachments

Vicinity Maps, Master Site Plan, Site Plan, Elevations, Final Plat, and Landscape Plan

VICINITY MAP



VICINITY MAP



VICINITY MAP



GENERAL NOTES

Property description based on information supplied by client. Relocation of existing incoming services shall be in accordance with local utility's specifications.

All existing and pending structures, including underground pipes and utilities, shall be properly protected at all times by the each Sub-Contractor. Existing features shall be located by each respective Sub-Contractor for specific scope and field verified with existing conditions.

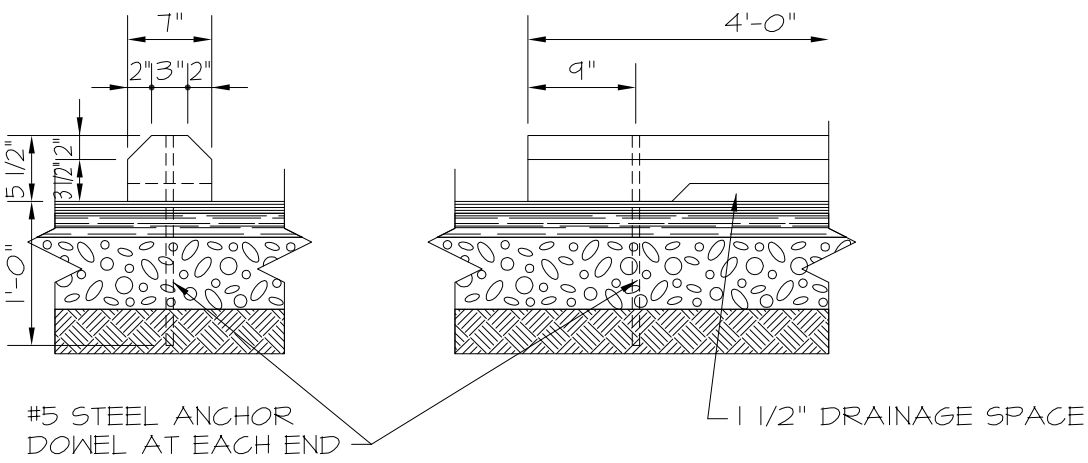
All building construction work, alterations, repairs, and mechanical installations connected therewith shall comply with all the State Building Rules and Regulations. Local Ordinances shall be followed.

This includes the latest editions of the following volumes of the State Building Codes: UBC, IMC, IEC, LSC, OSHA, together with the latest revised building code of the applicable Federal, State, City, and County, etc.

This project has been designed under the 2006 International Building Code as amended and adopted by the State of Arizona. The Contractor(s) shall verify that all work is in conformance with the applicable Codes and Regulations. If any unresolvable conflicts arise as to the intent of these designs or construction, it is hereby agreed by all parties that the rules of the American Arbitration Association shall prevail. In the event of deviation between the Drawings and provisions of the Codes and Regulations, the Code and Regulation requirements shall apply.

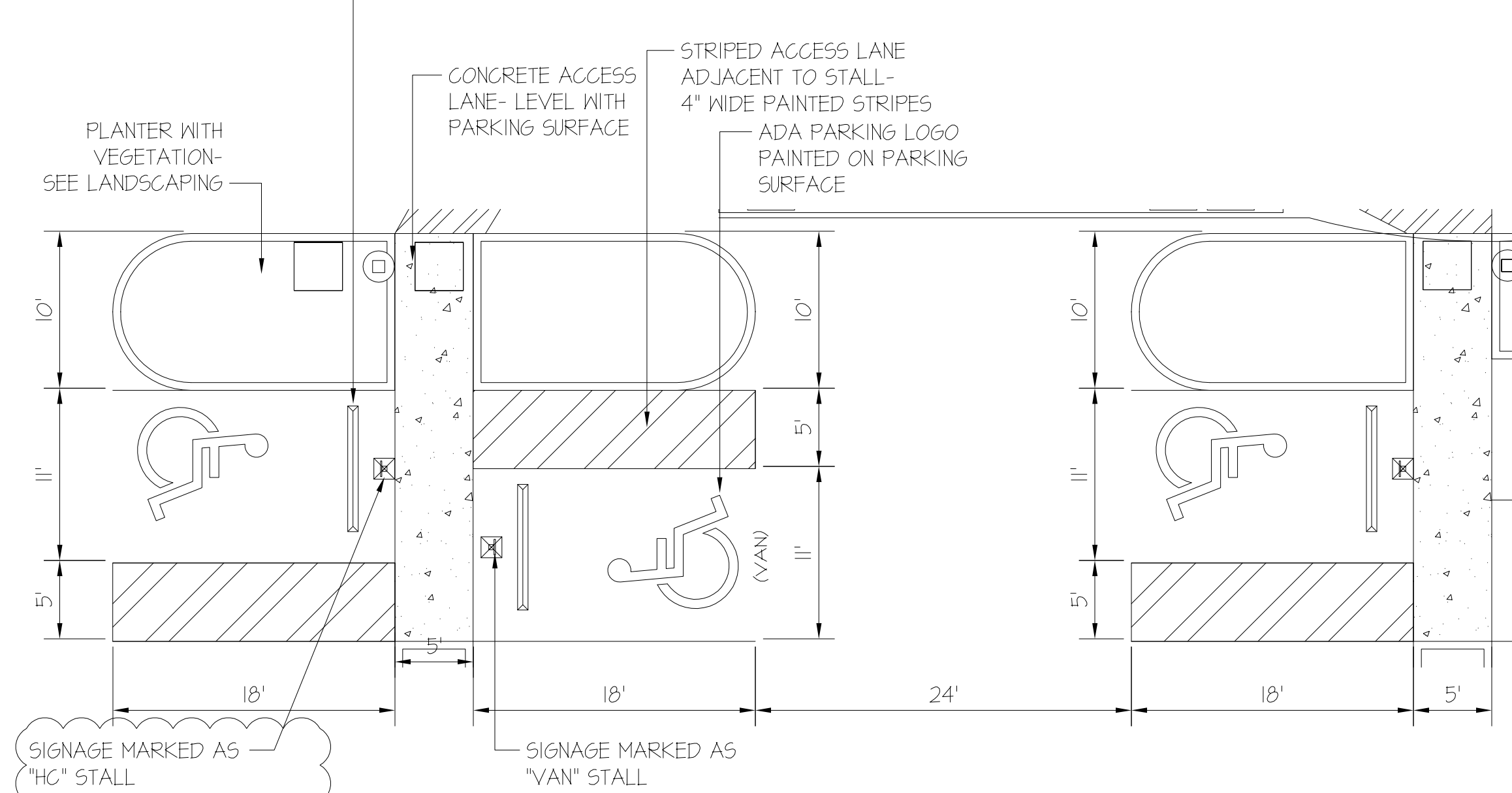
The owner shall notify the Registered Architect/Engineer promptly of completion so that the final inspection can be scheduled from the State Fire Marshall before occupancy in accordance with State Statutes.

Drawings are diagrammatic and schematic and indicate the general arrangement only. Each Sub-Contractor shall make his work complete and perfect in all respects and ready for operation. All required work, even if particularly not specified, shall be furnished and installed by each Sub-Contractor without additional expense to the Owner. Drawings are at such a scale that it is not possible to indicate offsets, fittings, and accessories which may be required by each respective Sub-Contractors.



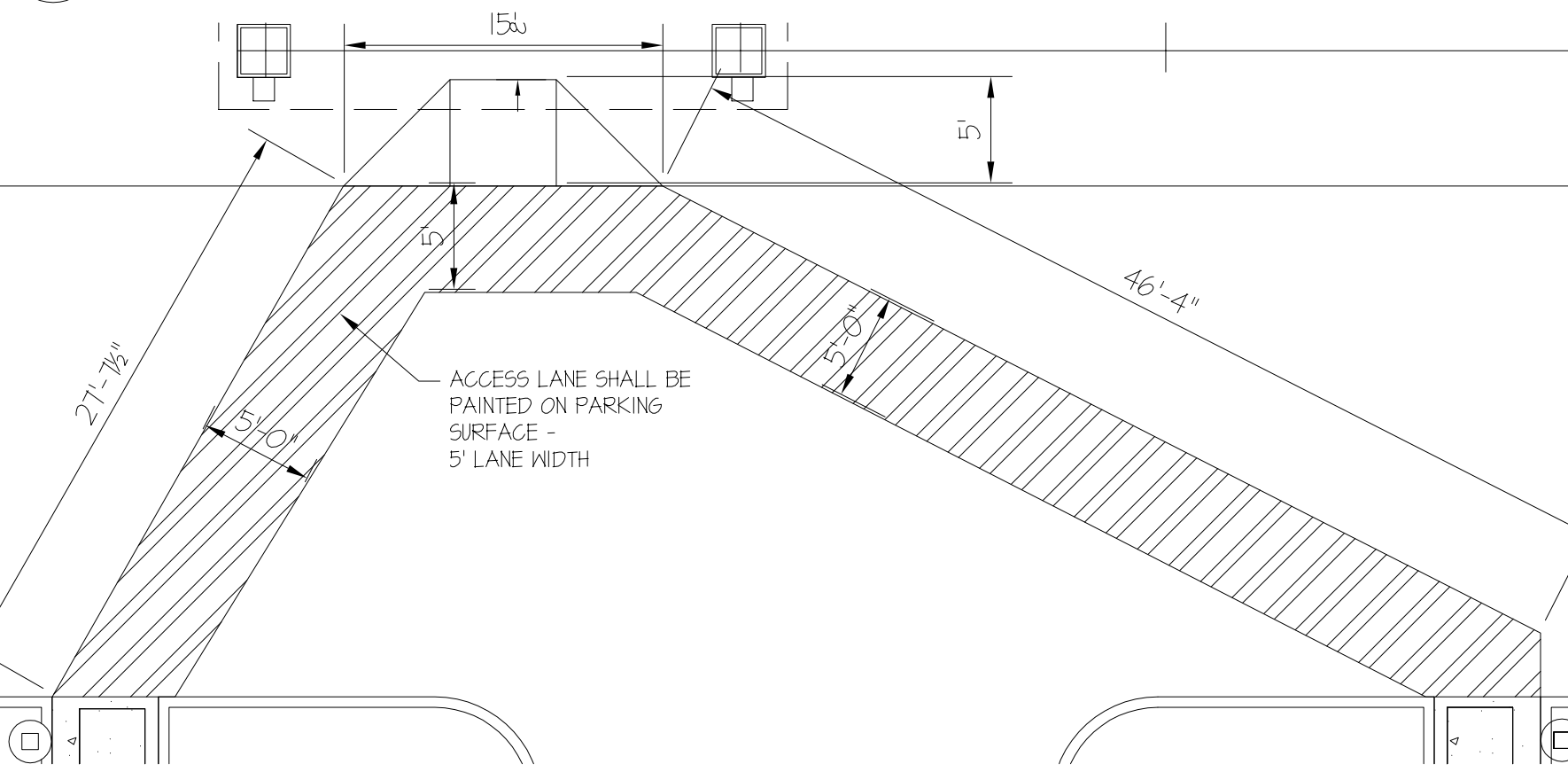
PRECAST CONC. BUMPER DETAIL

SCALE: 3/4" = 1'-0"



ACCESSIBLE PARKING DETAIL

SCALE: 1/8" = 1'-0"

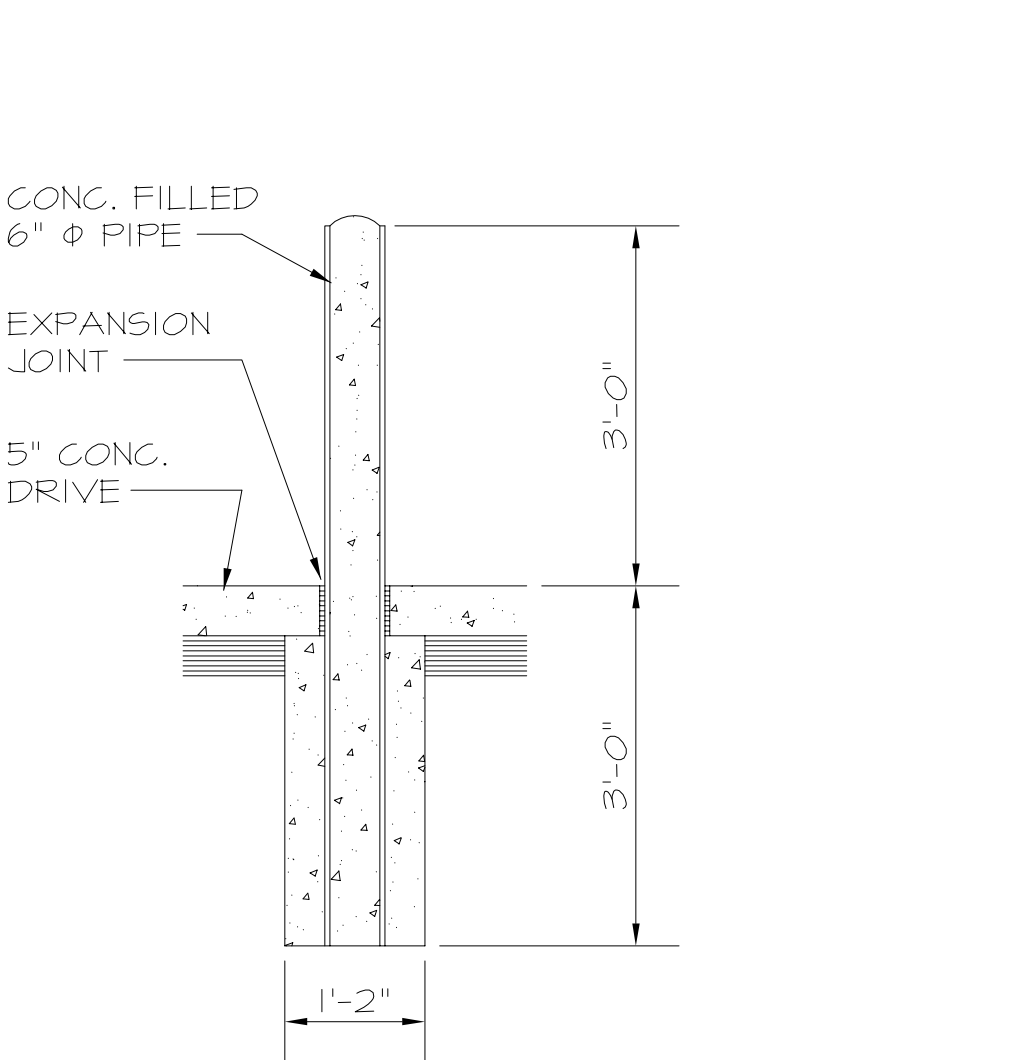


ACCESS LANE

SCALE: 1/8" = 1'-0"

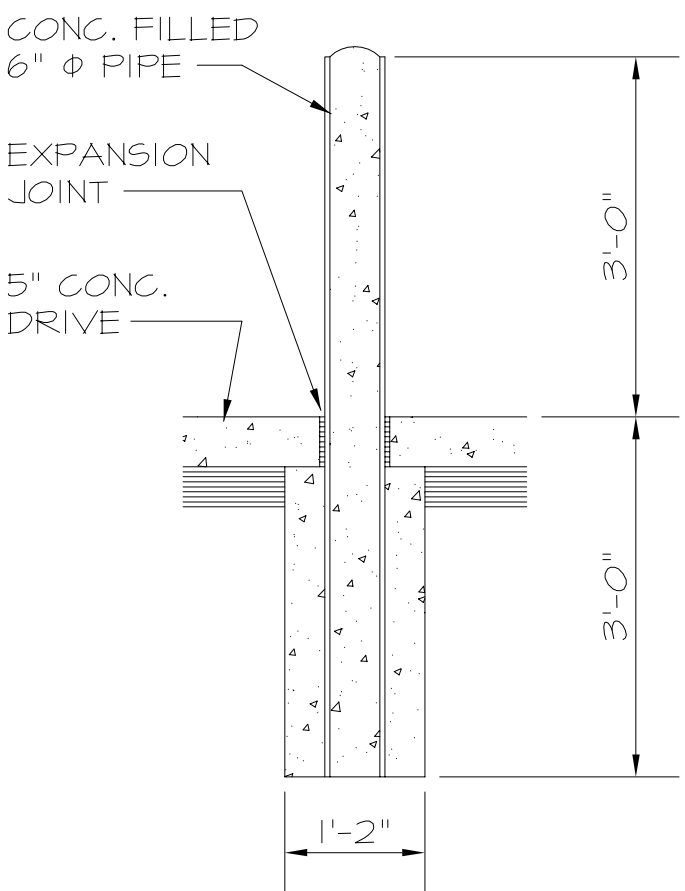
HANDICAP PARKING SIGN

SCALE: NTS

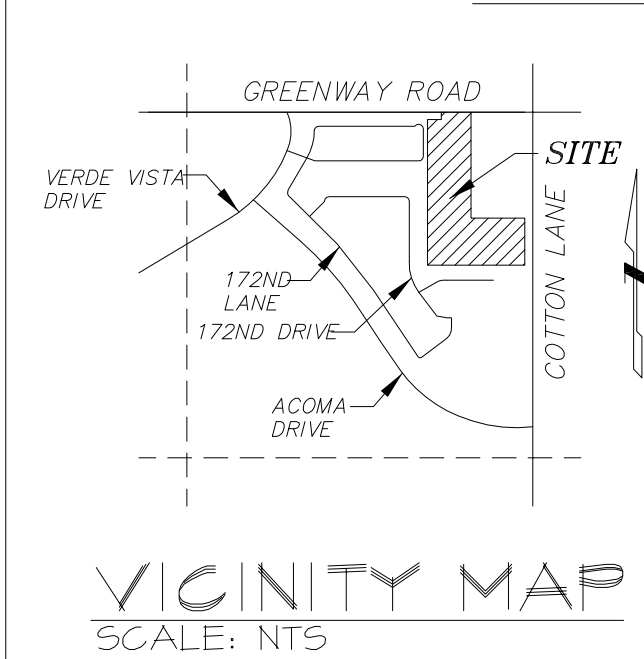


BOLLARD DETAIL

SCALE: 1/2" = 1'-0"



SITE INFORMATION



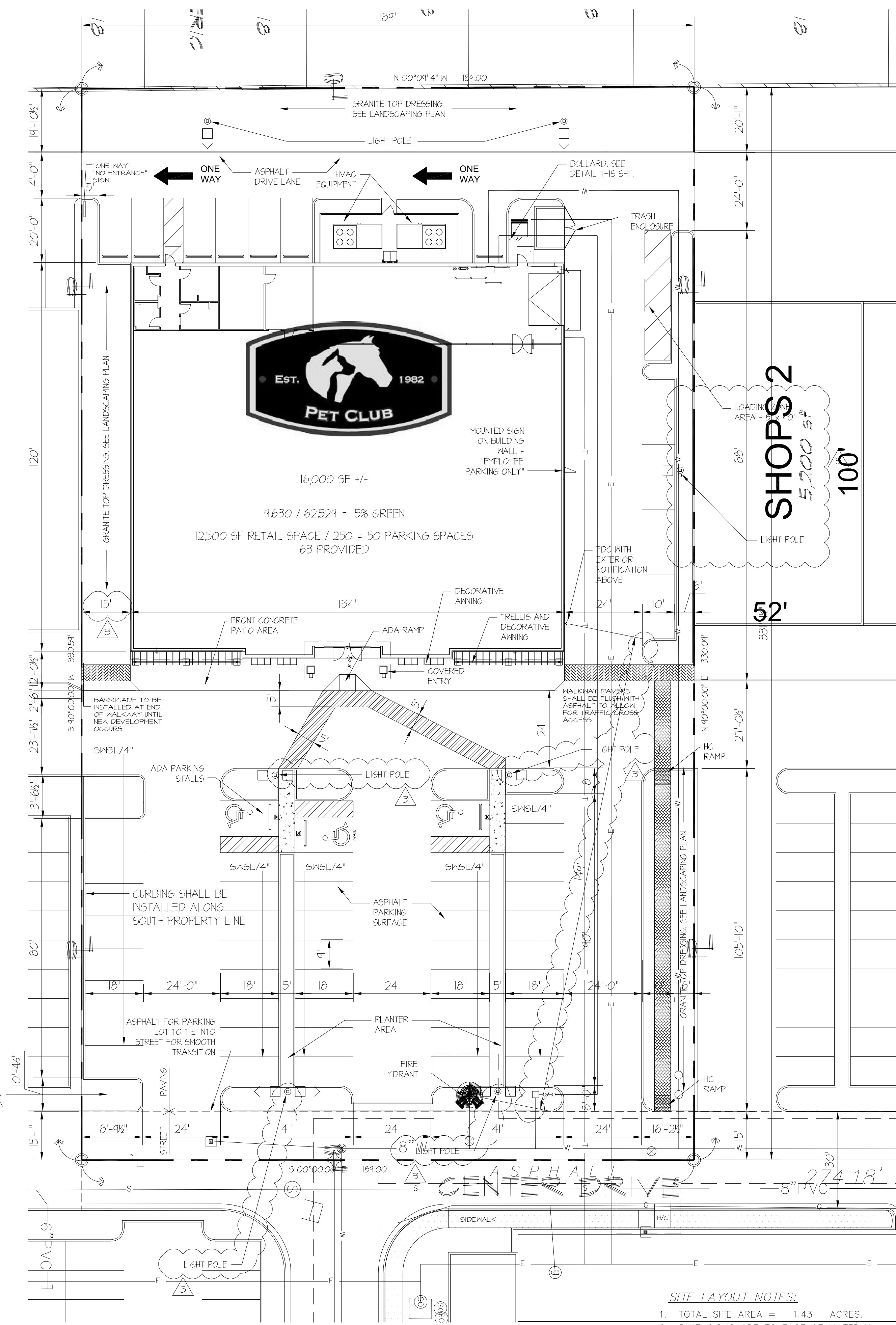
DESCRIPTION
Lot 1 of the Final Plat for SIERRA MONTANA CROSSING, a subdivision as recorded in Book 974 of Maps, Page 47, records of Maricopa County, Arizona.

AREA = 11.868 ACRES
516,965 SQ. FT.

PROPOSED PARCEL DESCRIPTION

A portion of Lot 1 of the Final Plat for SIERRA MONTANA CROSSING, a subdivision as recorded in Book 974 of Maps, Page 47, records of Maricopa County, Arizona, lying within the Northeast quarter of Section 11, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a Maricopa County Department of Transportation Aluminum Cap in Handhole marking the North quarter corner of said Section 11 from which a City of Surprise Brass Cap in Handhole marking the Northeast corner of said Section 11 bears North 84 degrees 43 minutes 34 seconds East 1847.46 feet along the North line of said Northeast quarter to its intersection with the Northernly extension of the West line of said Lot 1;
THENCE South 00 degrees 00 minutes 14 seconds East 709.69 feet along the West line of said Lot 1 and its Northernly extension to the POINT OF BEGINNING;
THENCE North 40 degrees 00 minutes 00 seconds East 331.04 feet to the East line of said Lot 1;
THENCE South 00 degrees 00 minutes 00 seconds West 184.00 feet along said East line and its Southernly extension;
THENCE South 90 degrees 00 minutes 00 seconds West 330.59 feet to the West line of said Lot 1;
THENCE North 00 degrees 00 minutes 14 seconds West 184.00 feet along said West line to the POINT OF BEGINNING.



STRIPING LEGEND

DWDA/4" - DOUBLE WHITE DRIVE ARROW
SBSL/4" - SINGLE BLUE SOLID LINE / 4" WIDE
SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

SITE LAYOUT NOTES:

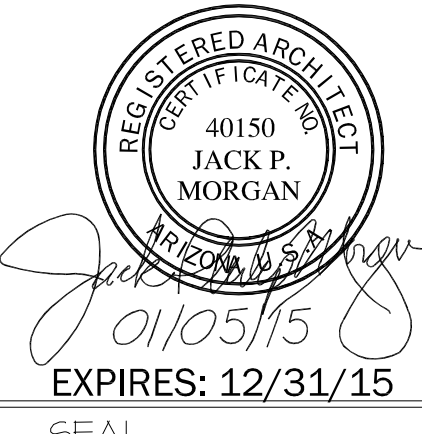
- TOTAL SITE AREA = 1.43 ACRES.
- DIMENSIONS ARE TO FACE OF MATERIAL UNLESS OTHERWISE NOTED.
- ALL RADII ARE 5 FEET UNLESS OTHERWISE NOTED.

OWNER:



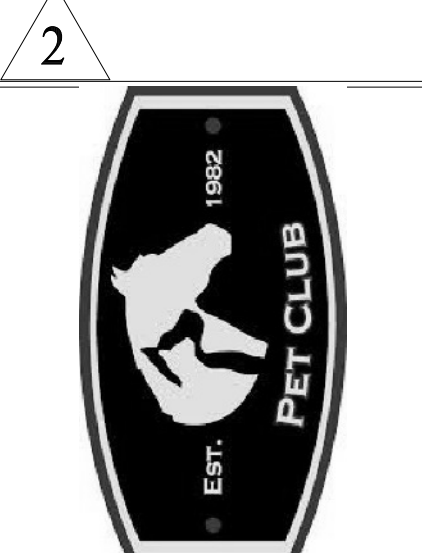
ZOE DEVELOP. II LLC
5111 N. SCOTTSDALE RD - STE 200
SCOTTSDALE, AZ 85250
(480) 745-1956

JACK P. MORGAN
AIA CSI - ARCHITECT
6555 AINTREE PLACE
INDIANAPOLIS, IN 46250-4423
PH: 317-508-4516
FAX: 317-576-1081
email: morwalsopladi@gmail.com



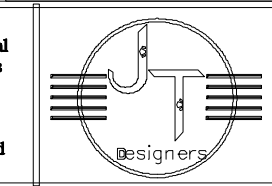
DATE 09/02/14
ISSUE
FILING/ REVIEW

PROPOSED DESIGN FOR:
PET CLUB
NEW FACILITY
15116 N Cotton Lane
MARICOPA COUNTY
Surprise, Arizona



REMODEL
SQ. FT.:
USE: M- MERCANTILE
CONST: II-B

Scope Drawings:
These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems. The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract. On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.



JT DESIGNERS, INC.
PLANNING CONSULTANTS
338 S. ARLINGTON AVE - STE 103
INDIANAPOLIS, IN 46129
PH: 317-828-1166 FAX: 317-493-1805
e-mail: JTDDESIGNERSINC@GMAIL

ISSUE:
REV 1 10/13/14
REV 2 11/14/14
REV 3 12/22/14
REV 4 01/09/15

TITLE:

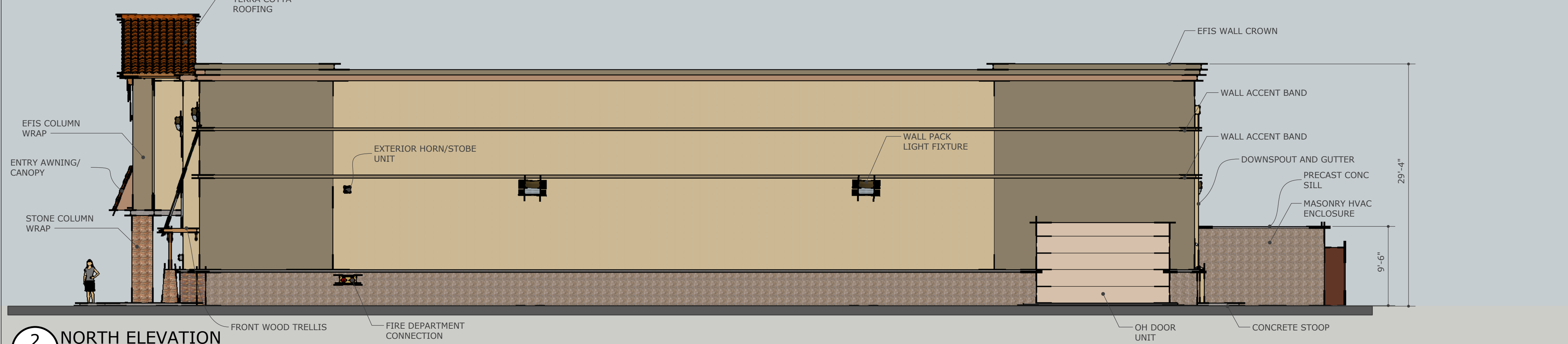
ARCHITECTURAL
SITE PLAN

SHEET:

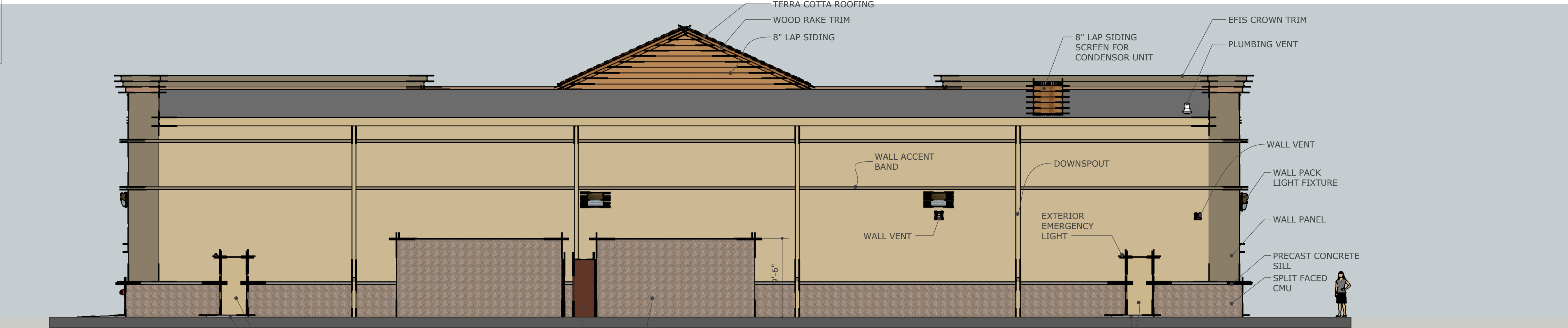
ASI.



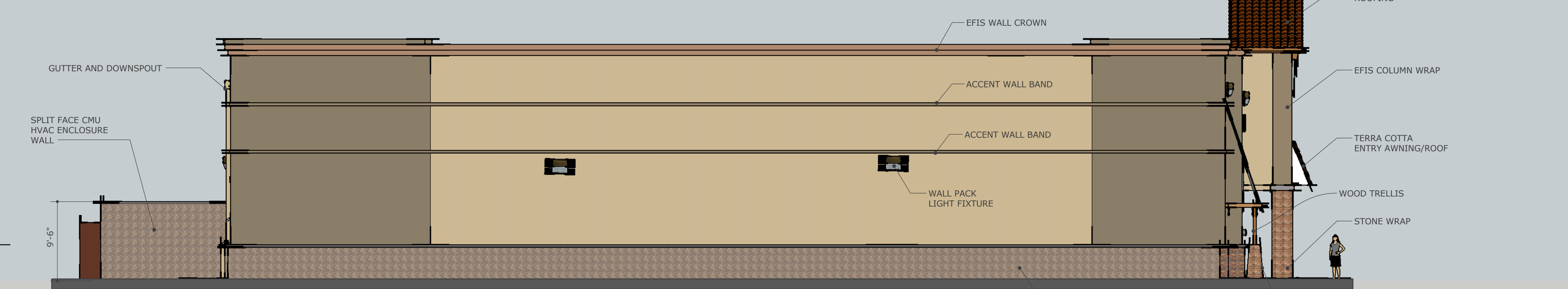
1 EAST ELEVATION
PZ1 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
PZ1 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
PZ1 SCALE: 1/8" = 1'-0"

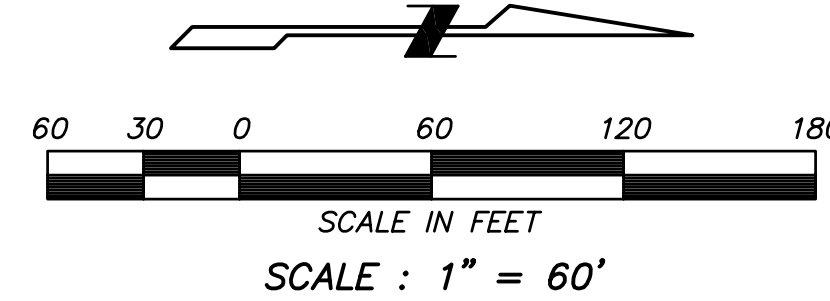
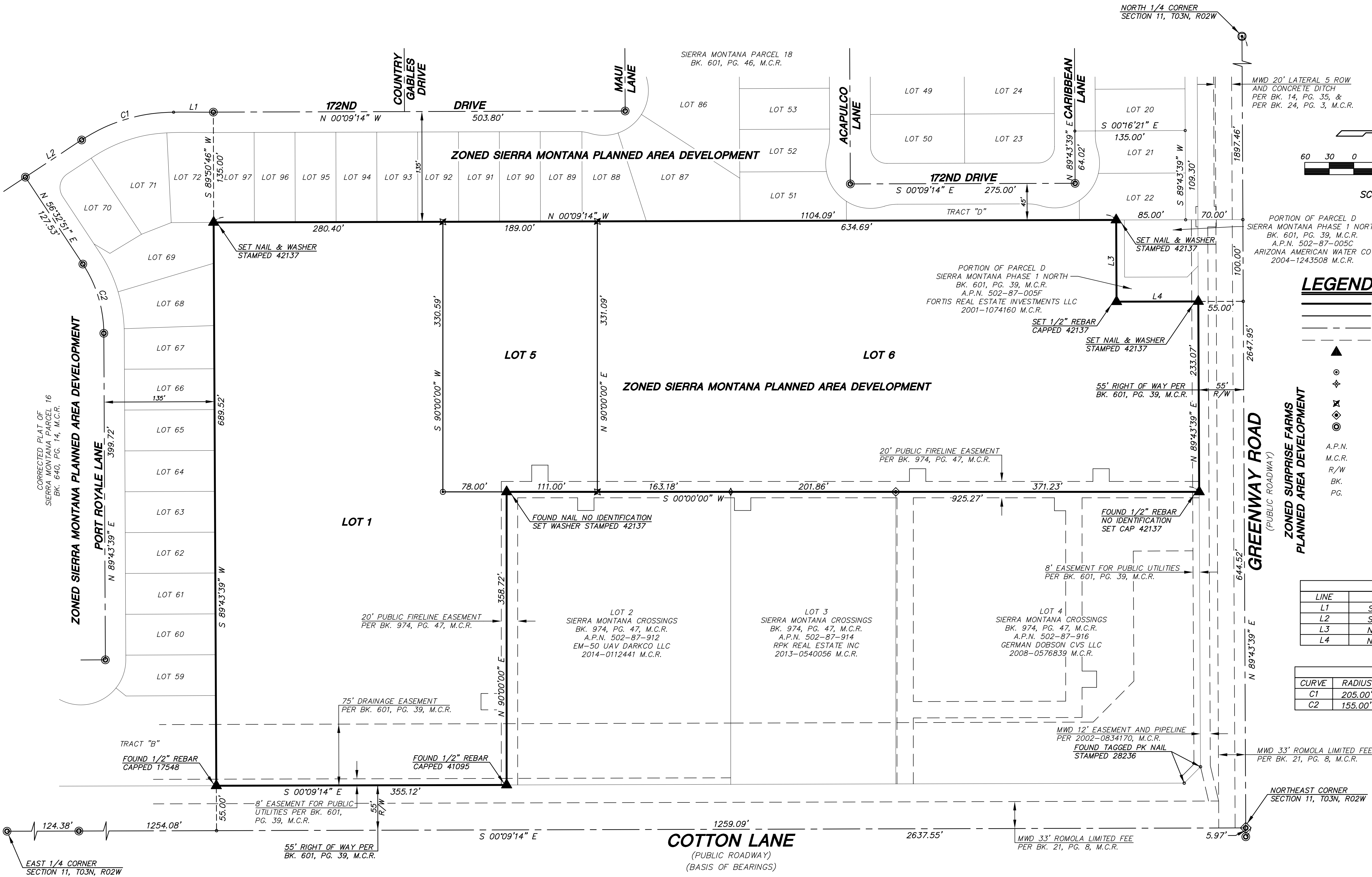


4 SOUTH ELEVATION
PZ1 SCALE: 1/8" = 1'-0"

TAG	DESCRIPTION	MFG	STYLE	COLOR/FINISH
WD 1	EXTERIOR WOOD	PT WOOD	SHERWOOD STAIN	SW #3504 WOODRIDGE
WD 2	EXTERIOR WOOD	HARDI PLANK	8" LAP SIDING	EFIS#2 MATCH
ST1	DRY STACK STONE BORAL		LEDGESTONE	RED ROCK COUNTRY
ST2	DRY STACK STONE BORAL		LEDGESTONE	CAMEL COUNTRY
EF1	EXTERIOR STUCCO SYNERGY SYS		HIGH IMPACT	#620 ASH BRN - SANDPEBBLE
EF2	EXTERIOR STUCCO SYNERGY SYS		HIGH IMPACT	#3060 CAFE - SANDPEBBLE
MT1	METAL ROOF	MBCI	BATTEN LOCK	KYNAR 300 - HUNTER GRN
MT2	METAL COPING	MCELROY	PREFINISHED	KYNAR 300 - BROWNSTONE
MT3	MISC	METAL FRAMING	CLEAR ADON	CLEAR
SF	STOREFRONT	KAWNEER	500 SERIES	CLEAR
FAB1	AWNING FABRIC	SUNBRELLA		#8060 DUPIONE
WP	WALL PANEL	SLENDERWALL		PER ELEV
TL	ROOF TILE	LUDOWICI	16" STR BARREL	SLATE RED
MS1	BRICK MASONRY	BORAL	STANDARD UNIT	TUDOR MIX
MS2	SPLIT MASONRY	OLD CASTLE	8" SPLIT FACED	PAINTED
PCS	PRECAST CONC	4" HIGH SILL		NATURAL
EP1	EXTERIOR PAINT	SHER WILLIAMS	INDUS ENAMEL	#SW2804 RENWICK ROSE
EP2	EXTERIOR PAINT	SHER WILLIAMS	INDUS ENAMEL	#SW0056 CLASSIC SAND
EP3	EXTERIOR PAINT	SHER WILLIAMS	INDUS ENAMEL	SAFETY YELLOW

DWN: JW CHK: DK
SHEET 1 OF 2
DATE: 1/8/15
JOB NO.: 140834

A REPLAT OF LOT 1 OF THE FINAL PLAT FOR SIERRA MONTANA CROSSING AS RECORDED IN BOOK 974, PAGE 47, RECORDS OF MARICOPA COUNTY, ARIZONA, A REPLAT OF SIERRA MONTANA PHASE 1 NORTH PARCEL D AS RECORDED IN BOOK 601, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA.



PORTION OF PARCEL D
SIERRA MONTANA PHASE 1 NORTH
BK. 601, PG. 39, M.C.R.
A.P.N. 502-87-005C
ARIZONA AMERICAN WATER CO
2004-1243508 M.C.R.

LEGEND

- SUBDIVISION LINE
- LOT LINE
- MONUMENT LINE
- EXISTING EASEMENT LINE
- SUBDIVISION CORNER (FOUND OR SET AS NOTED)
- SET 1/2" REBAR CAPPED 42137
- FOUND NAIL NO IDENTIFICATION
- SET WASHER STAMPED 42137
- SET NAIL & WASHER STAMPED 42137
- FOUND NAIL TAGGED 28236
- FOUND CITY OF SURPRISE BRASS CAP FLUSH
- A.P.N.
- M.C.R.
- R/W
- BK.
- PG.
- ASSESSORS' PARCEL NUMBER
- MARICOPA COUNTY RECORDS
- RIGHT OF WAY
- BOOK
- PAGE

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	S 00°09'14" E	48.65'
L2	S 33°27'09" E	82.54'
L3	N 89°43'39" E	100.00'
L4	N 00°09'14" W	100.00'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	205.00'	33°17'55"	119.14'
C2	155.00'	33°10'48"	89.76'



A REPLAT OF LOT 1 OF THE FINAL PLAT FOR SIERRA MONTANA CROSSING
SURPRISE, ARIZONA

21415 N. 23rd Avenue, Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com



DWN: JW CHK: DK
SHEET 2 OF 2
DATE: 1/8/15
JOB NO.: 140834

PROJECT INFORMATION

OWNER

PETCLUB
Zoe Development II, LLC
5111 N. Scottsdale Road
Suite 200
Scottsdale, Arizona 85250
Contact: Dan Biswas
Tel: 480.745.1956
dan@simoncre.com

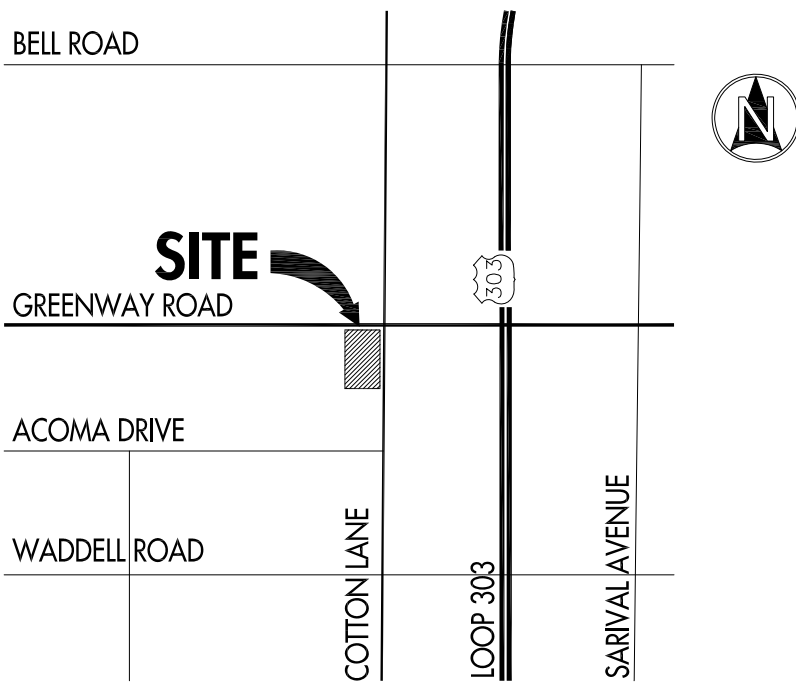
LANDSCAPE ARCHITECT

VOLLMER & ASSOCIATES
1426 N. 2nd Street
Suite 200
Phoenix, Arizona 85004
Contact: Jim Smith
Tel: 602.358.7711
Fax: 602.358.7712
jims@vollmerinc.com

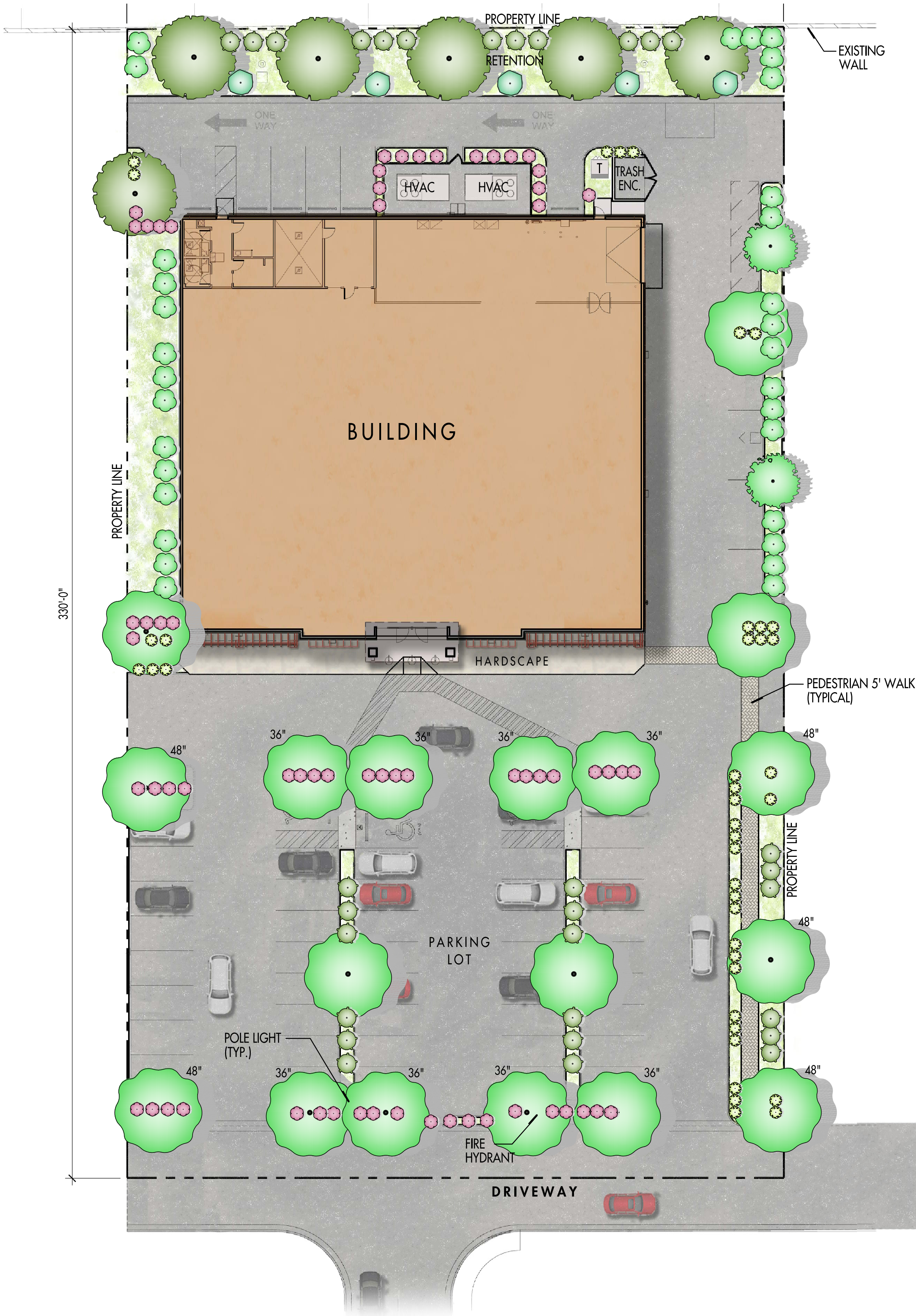
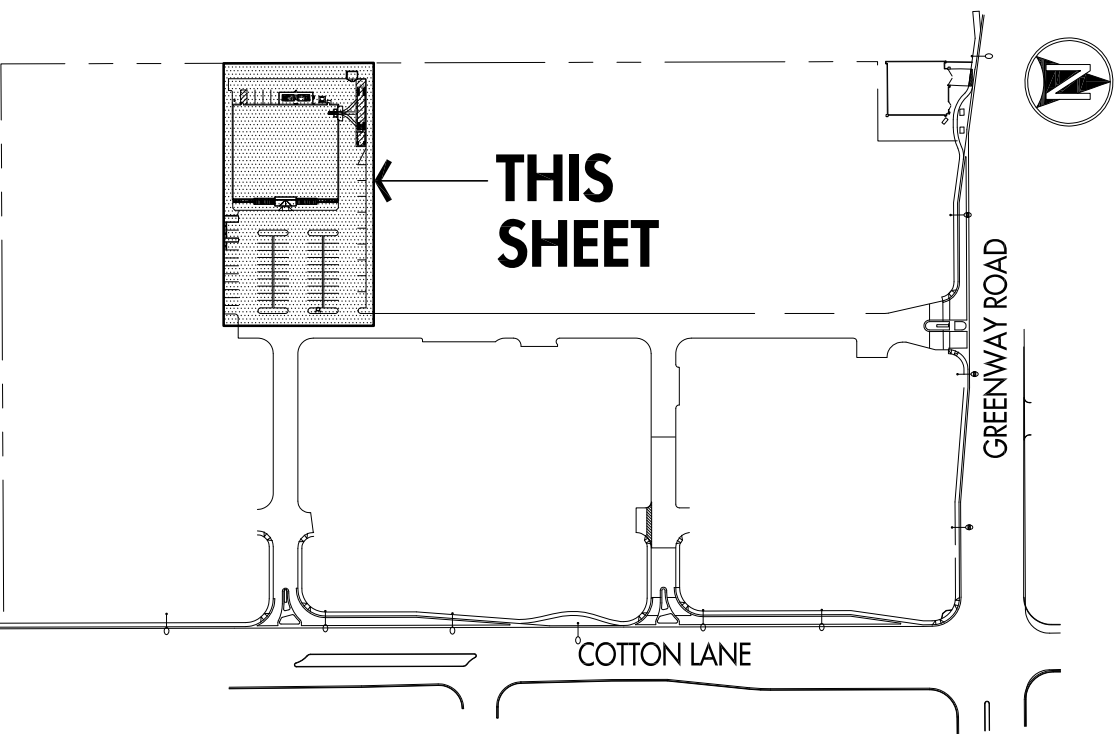
ARCHITECT

JT DESIGNERS, INC
338 S. Arlington Ave.
Suite 103
Indianapolis, Indiana 46219
Contact: John Bennett
Tel: 317.828.1166

VICINITY MAP



KEY MAP



PLANT LEGEND

TREES	COMMON NAME / BOTANICAL NAME	SIZE	QTY	REMARKS
	ARGENTINE MESQUITE / PROSOPIS ALBA THORNLESS	24"BOX	6	SUPP: WESTERN TREE, TALL UPRIGHT VASE SHAPE .5" CAL
	CHINESE ELM / ULMUS PARVIFOLIA	36" & 48" AS NOTED	18	STANDARD, 36" BOX, 2.5" CAL. 48" BOX, 3.75" CAL.
	MULGA / ACACIA ANEURA	24"BOX	2	STANDARD FORM, 1.5" CALIPER
SHRUBS	COMMON NAME / BOTANICAL NAME	SIZE	QTY	REMARKS
	GREEN CLOUD SAGE / LEUCOPHYLLUM FRUTESCENS	5 GAL	30	SPACE PER PLAN. 36" FROM HARDSCAPE
	GREEN HOPSEED BUSH / DODONAEA VISCOSA	5 GAL	31	PLANT TO FORM HEDGE
	NEW GOLD LANTANA / LANTANA X 'NEW GOLD'	1 GAL	42	SPACE PER PLAN. 30" FROM HARDSCAPE
	PETITE PINK OLEANDER / NERIUM OLEANDER 'PETITE PINK'	5 GAL	65	SPACE PER PLAN. 30" FROM HARDSCAPE
	RED BIRD OF PARADISE / CAESALPINIA PULCHERRIMA	5 GAL	5	PLANT AS SHOWN ON PLAN
DECOMPOSED GRANITE				
	1/2" SCREENED, MATCH EXISTING		9,511 S.F.	INSTALL AT 2" DEPTH ALL PLANTING AREAS

LANDSCAPE NOTES:

- ALL LANDSCAPE AREAS SHALL BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM DESIGNED FOR MAXIMUM WATER EFFICIENCY. THE IRRIGATION SYSTEM REQUIRES A REDUCED PRESSURE VACUUM BREAKER.
- 2" DEPTH OF DECOMPOSED GRANITE TOP DRESSING TO BE INSTALLED ON ALL LANDSCAPE AREAS. COLOR TO MATCH GRANITE ON COTTON LANE & GREENWAY ROADS. PRE-EMERGENT HERBICIDE TO BE APPLIED TO THE GROUND PRIOR TO THE INSTALLATION OF DECOMPOSED GRANITE.
- TREES TO BE SELECTED FOR TALL, UPRIGHT GROWTH.
- REFER TO ARCHITECTURAL PLANS FOR HARDSCAPE AND STOREFRONT DETAIL.

CITY OF SURPRISE NOTES:

- ALL TREES SHALL HAVE A MINIMUM CALIPER SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION (ANA) "RECOMMENDED TREE SPECIFICATION" LIST.
- ALL TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE CITY OF SURPRISE "STANDARD TREE PLANTING DETAIL."
- ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF 5' AWAY FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.
- TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE DETAIL 8-14 WHEN TREES ARE WITHIN TEN FEET OF SIDEWALK, CURB OR PAVEMENT.
- PROVIDE WATER BASIN AROUND TREES AS SHOWN IN SECTION 6, PAGE 113, FIGURE 6.3. CITY OF SURPRISE LANDSCAPE DESIGN GUIDELINES.

SITE CALCULATIONS:

SITE AREA:	62,529 S.F.
BUILDING AREA:	16,000S.F.
LANDSCAPE REQUIRED 15%:	9,379 S.F.
NET LANDSCAPE AREA PROVIDED	9,511 S.F.
PARKING LOT AREA:	32,190 S.F.
5% PARKING LOT LANDSCAPE REQUIRED	1,612 S.F.
PARKING LOT LANDSCAPE PROVIDED	2,640 S.F.

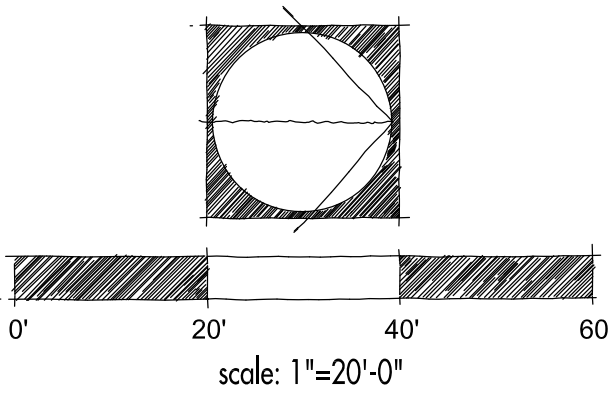
LANDSCAPE CALCULATIONS:

NET LANDSCAPE AREA:	9,511 S.F.
REQUIRED NO. OF TREES:	24 (1 PER 400 S.F.)
PROVIDED NO. OF TREES:	26
REQUIRED 48" BOX TREES:	5 (20% OF TOTAL REQ.)
PROVIDED 48" BOX TREES:	5
REQUIRED 36" BOX TREES:	8 (30% OF TOTAL REQ.)
PROVIDED 36" BOX TREES:	8
REQUIRED 24" BOX TREES:	13 (50% OF TOTAL REQ.)
PROVIDED 24" BOX TREES:	13
REQUIRED NO. OF SHRUBS:	120 (5 PER 400 S.F.)
PROVIDED NO. OF SHRUBS:	168
REQUIRED PARKING LOT TREES:	5
PROVIDED PARKING LOT TREES:	10

FEMA FLOOD ZONE / FIRM MAP

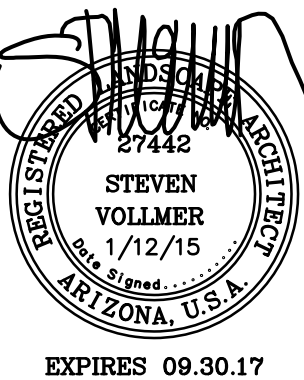
THIS PROJECT RESIDES IN A ZONE 'X', "AREAS OF 0.2% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" AS NOTED ON THE FEMA / FIRM MAP # 04013C1660L DATED OCTOBER 16, 2013.

NOTE:
ALL IRRIGATION PIPING SHALL BE PURPLE RECLAIMED PVC.



COLOR LANDSCAPE PLANTING PLAN
PET CLUB

PARCEL #502-87-910, LOT #1, SIERRA MONTANA CROSSING
SURPRISE, ARIZONA



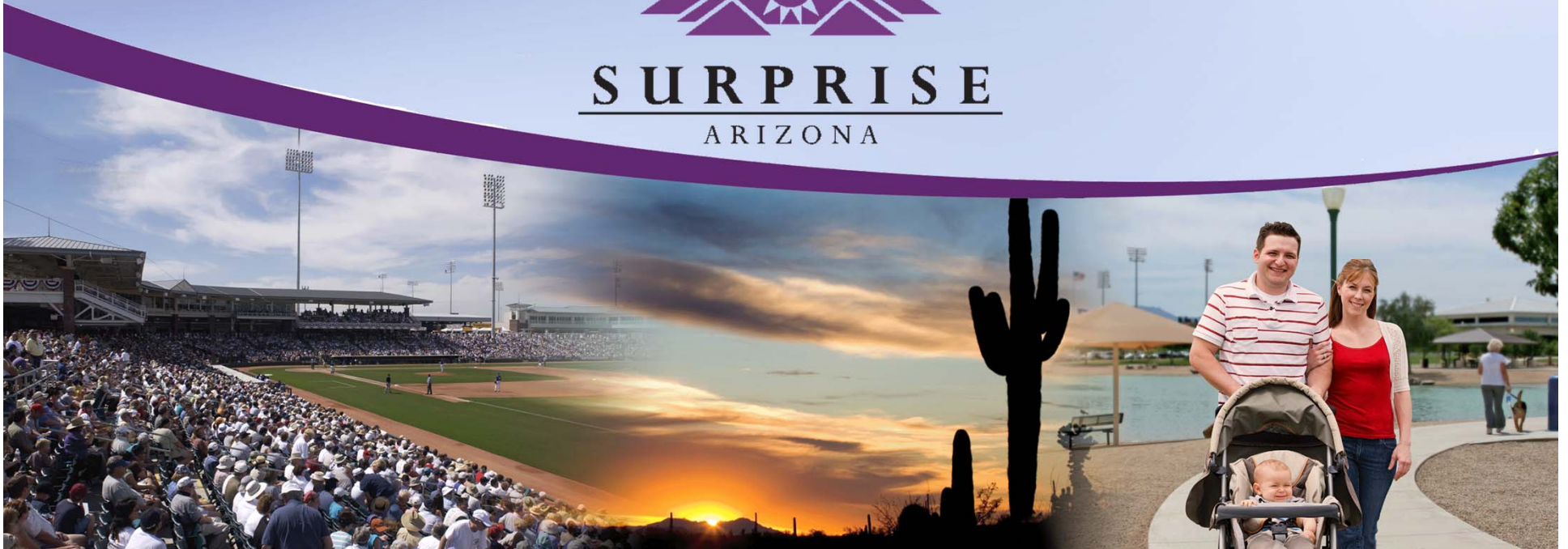
VOLLMER
& ASSOCIATES LANDSCAPE ARCHITECTS

DATE: 1.12.2015

The Pet Club

Planning and Zoning Commission

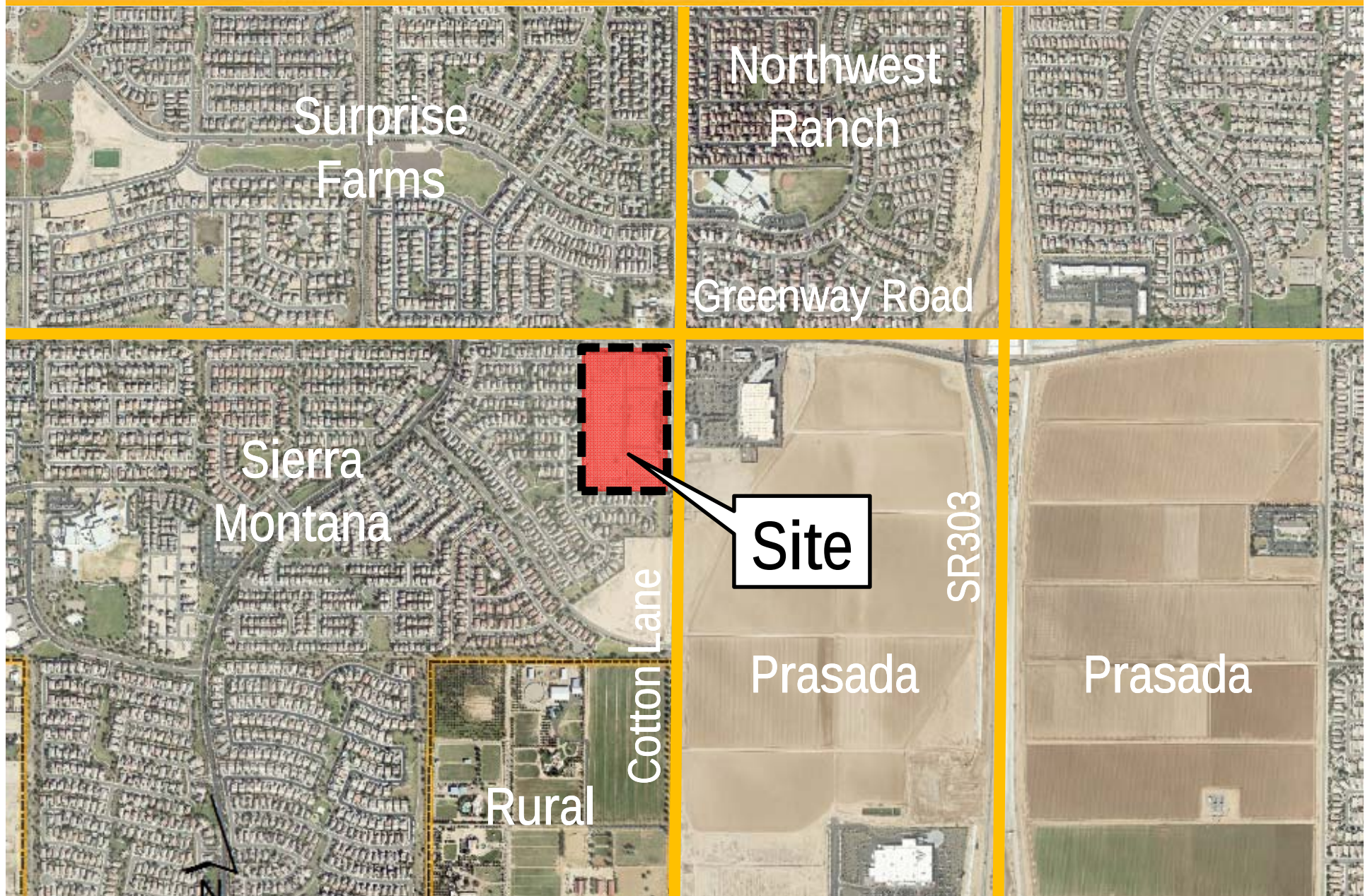
February 19, 2015



VICINITY MAP

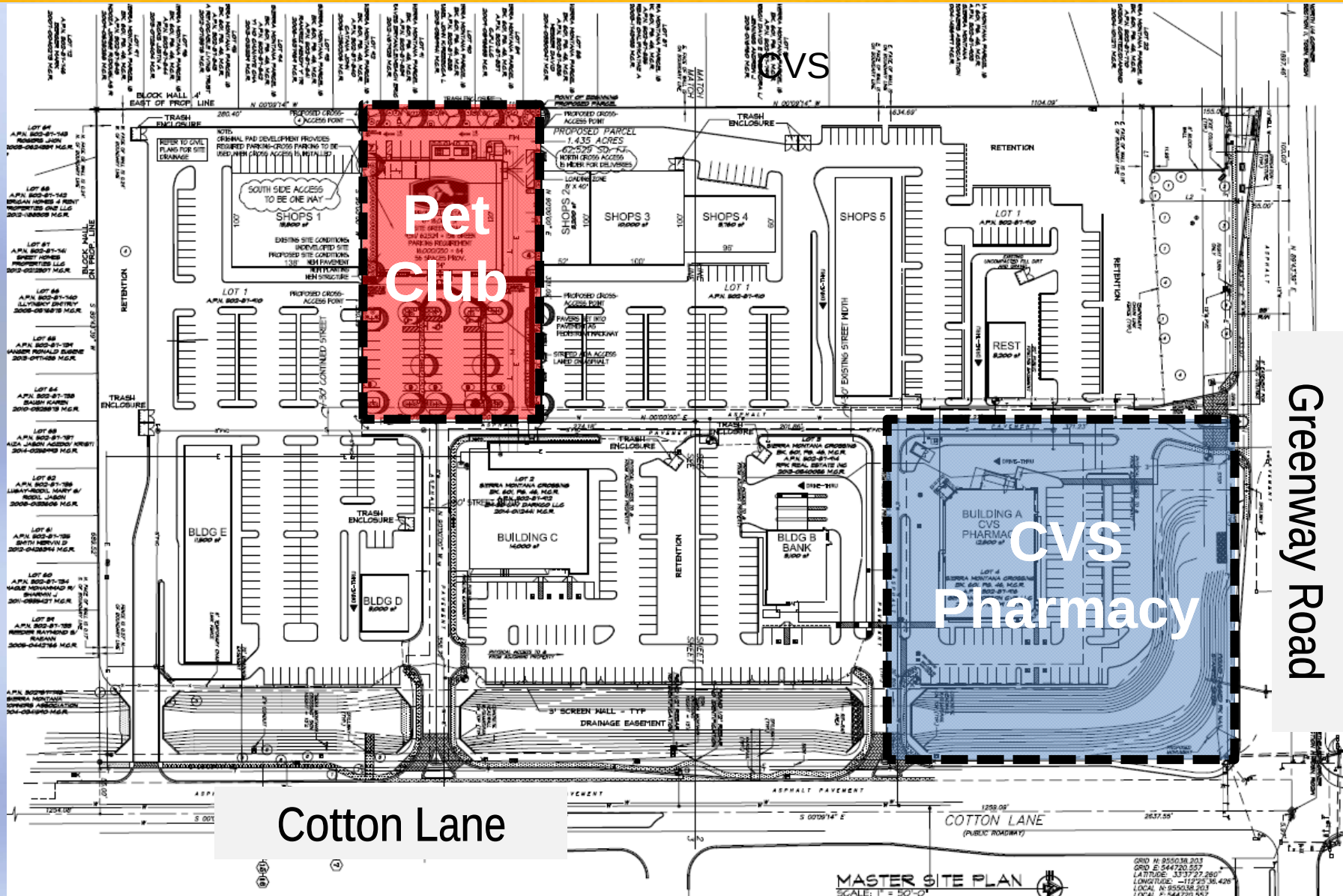


VICINITY MAP

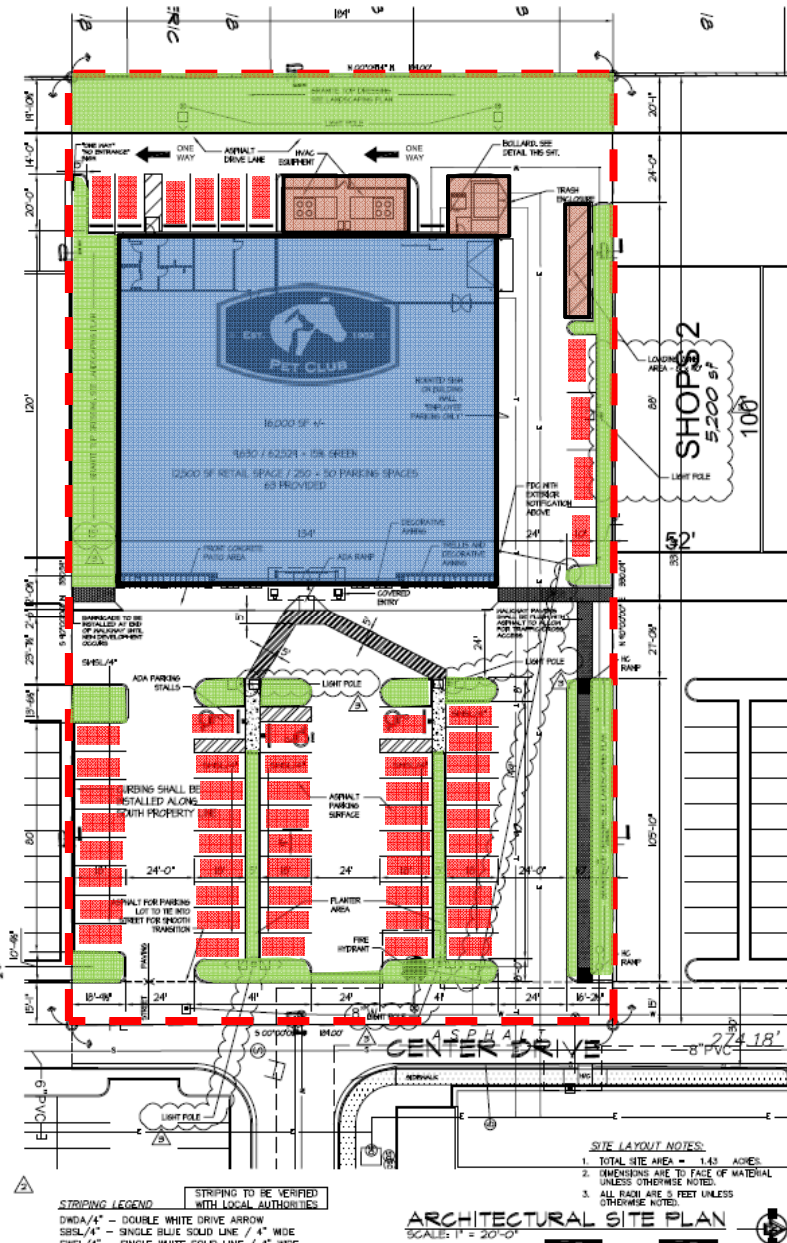
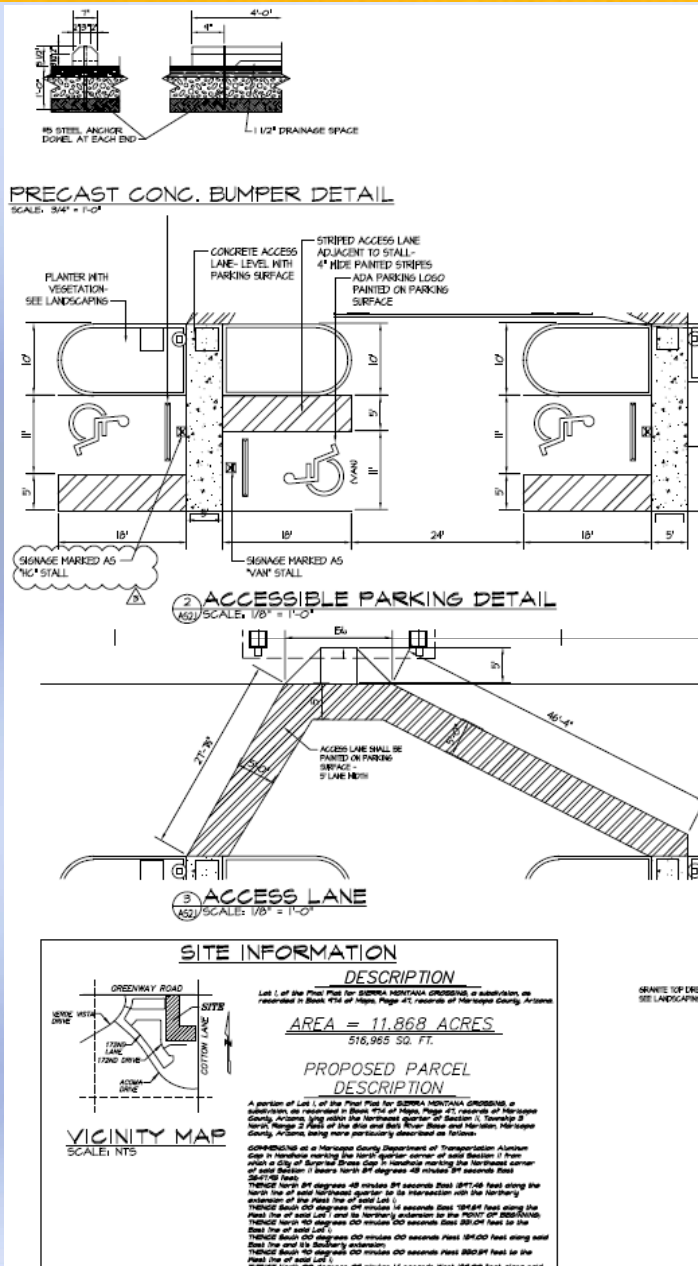


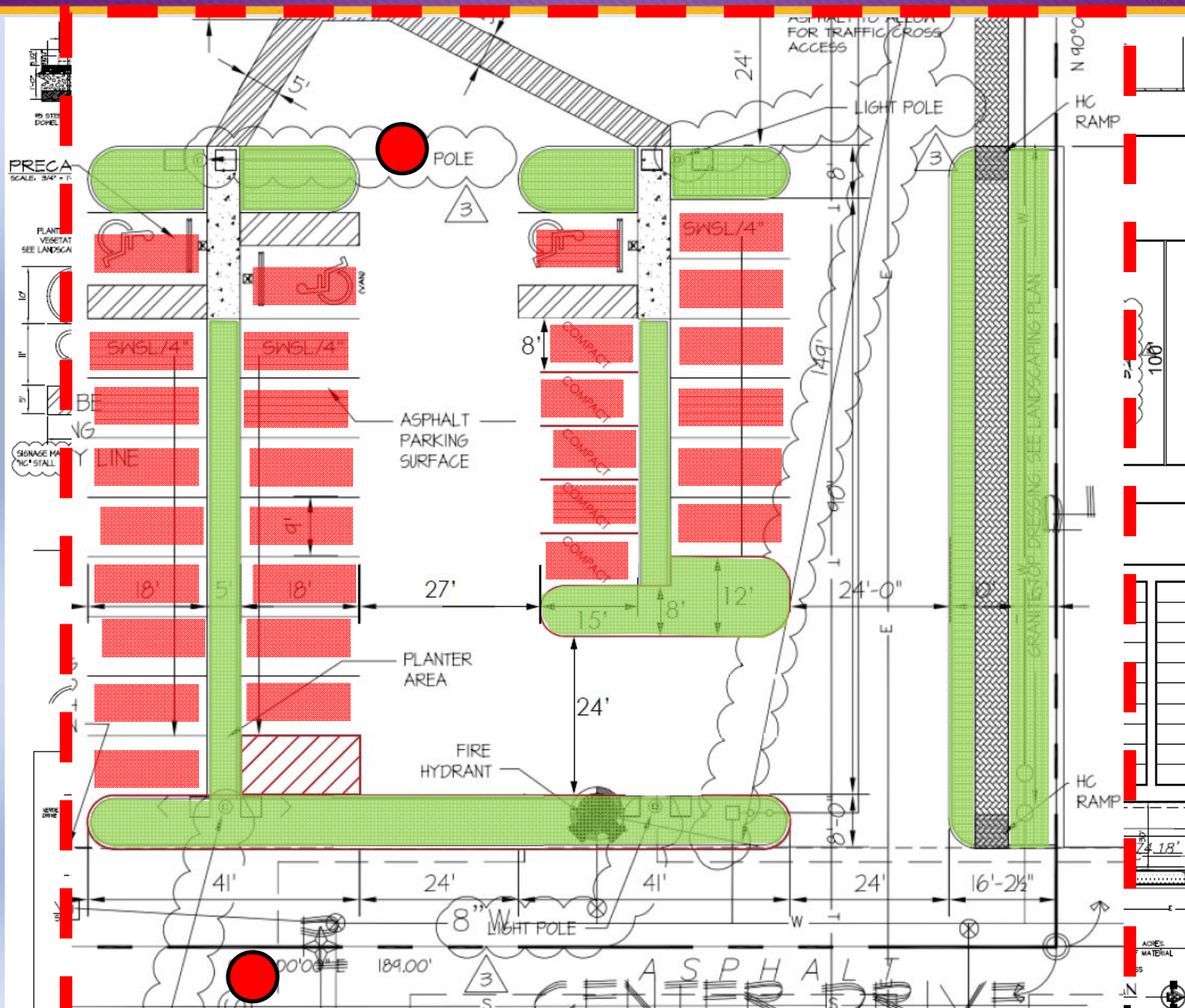
VICINITY MAP





SITE PLAN





ELEVATIONS



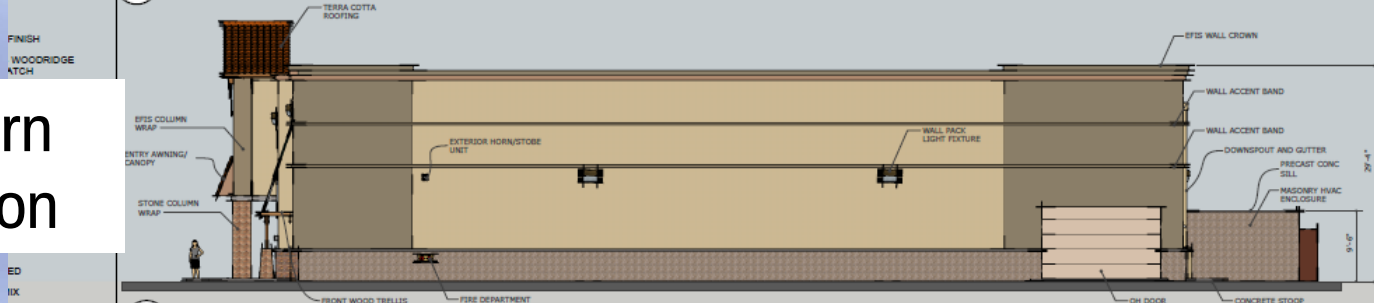
Eastern /
Front
Elevation



1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

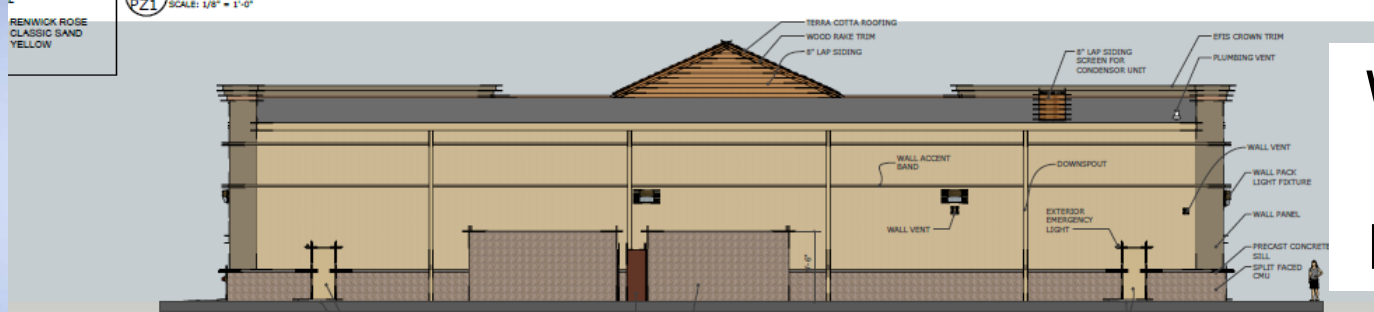
Northern
Elevation



2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

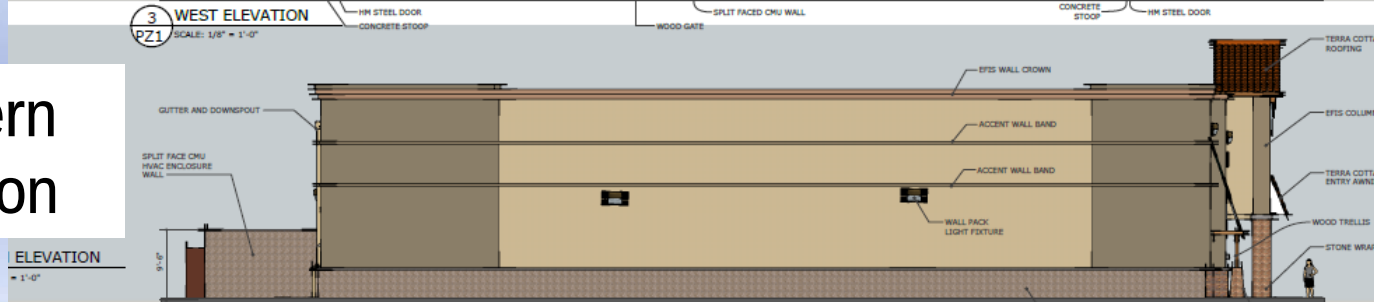
Western /
Rear
Elevation



3 WEST ELEVATION

SCALE: 1/8" = 1'-0"

Southern
Elevation



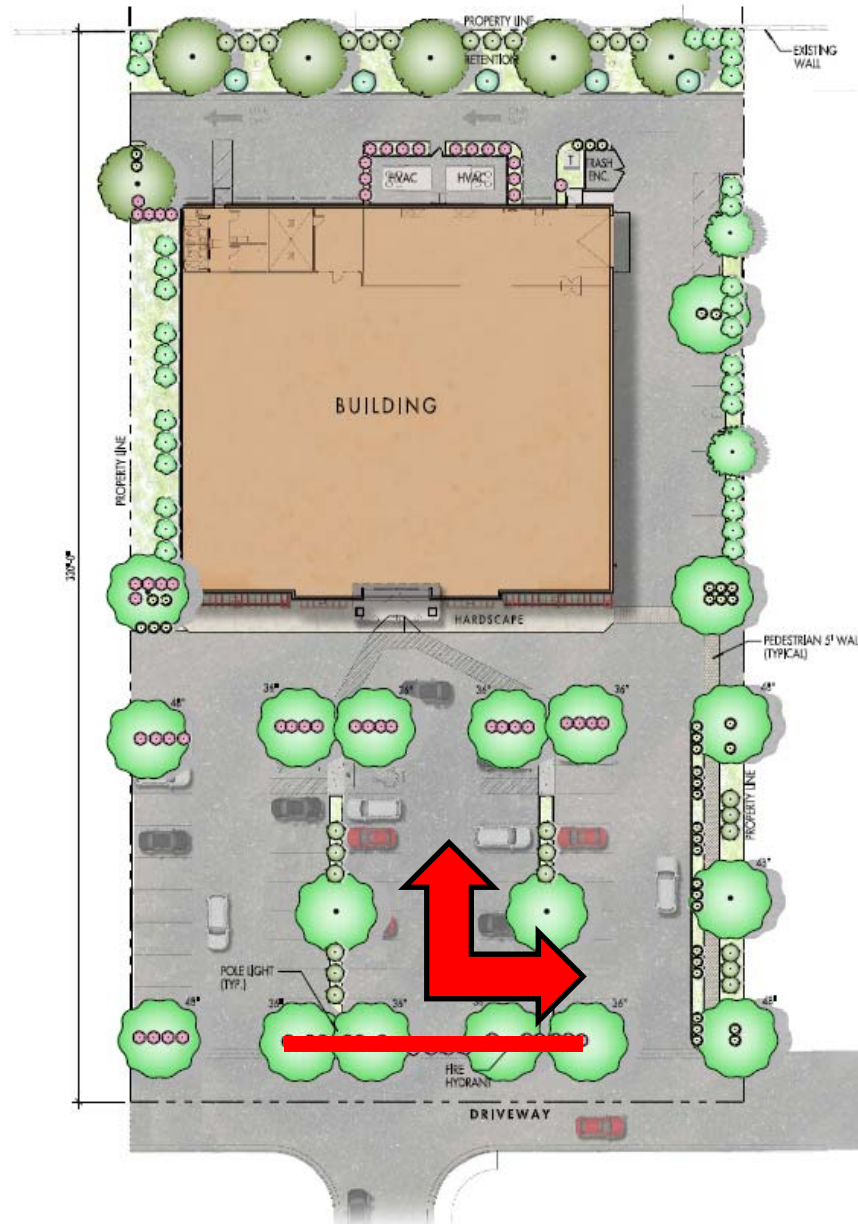
ELEVATION

SCALE: 1/8" = 1'-0"

LANDSCAPE



SURPRISE
ARIZONA



PLANT LEGEND

TREES	COMMON NAME / BOTANICAL NAME
	ARGENTINE MESQUITE / PROSOPIA ALBA THORNLESS
	CHINESE ELM / ULMUS PARVIFOLIA
	MUJGA / ACACIA ANJURA
SHRUBS	COMMON NAME / BOTANICAL NAME
	GREEN CLOUD SAGE / LEUCOPHYLLUM FRUTESCENS
	GREEN HORSESHOE BUSH / DOBSONAEA VECOSA
	NEW GOLD LANTANA / LANTANA X 'NEW GOLD'
	PETITE PINK CLEANDER / NEROLIUM CLEANDER 'PETITE PINK'
	RED BIRD OF PARADISE / CAESALPINIA PULCHERRIMA
DECOMPOSED GRANITE	
	1/2" SCREENED, MATCH EXISTING

LANDSCAPE NOTES:

- ALL LANDSCAPE AREAS SHALL BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM REQUIRES A REDUCED PRESSURE VACUUM BREAKER.
- 2" DEPTH OF DECOMPOSED GRANITE TOP DRESSING TO BE INSTALLED ON ALL LANDSCAPE AREAS. PRE-EMERGENT HERBICIDE TO BE APPLIED TO THE GROUND PRIOR TO THE INS.
- TREES TO BE SELECTED FOR TALL, UPRIGHT GROWTH.
- REFER TO ARCHITECTURAL PLANS FOR HARDSCAPE AND STOREFRONT DETAIL.

CITY OF SURPRISE NOTES:

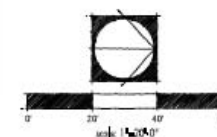
- ALL TREES SHALL HAVE A MINIMUM CALIBER SIZE AS SPECIFIED IN THE ARIZONA NURS.
- ALL TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE CITY OF SURPRISE.
- ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF 5' AWAY FROM ANY FIRE HYDRANT.
- TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE DETAIL, 8-1.4 WHEN TREES ARE PLANTED.
- PROVIDE WATER BASIN AROUND TREES AS SHOWN IN SECTION 4, PAGE 112, FIGURE 4-1.

SITE CALCULATIONS:

	LA
SITE AREA:	62,529 S.F.
BUILDING AREA:	16,000 S.F.
LANDSCAPE REQUIRED 15%:	9,379 S.F.
NET LANDSCAPE AREA PROVIDED:	9,511 S.F.
PARKING LOT AREA:	32,190 S.F.
5% PARKING LOT LANDSCAPE REQUIRED:	1,610 S.F.
PARKING LOT LANDSCAPE PROVIDED:	2,640 S.F.
	NET L. REQU.
	PROV.
	REQU.
	PROV.
	REQU.
	PROV.
	REQU.
	PROV.
	REQU.
	PROV.

FEA

THIS PLAN
AREA
DEPTH
AREAS
PROTE
FLOOD
MAP #
NOTE:
ALL IR
PURPL



Staff Recommends Approval of FS14-404, A Site Plan for The Pet Club

Questions or Comments?





CITY OF SURPRISE
Planning and Zoning Commission

February 19, 2015 @ 6:00:00 PM

+ Back Print

Board Meeting Date:	February 19, 2015	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
---------	---------	---	----------------	-------------------

Agenda Wording:

Consideration and action on recommending to the Mayor and City Council approval of a Preliminary Plat entitled "W Ranch," generally located on the north side of Waddell Road about ½ mile east of the intersection of Waddell Road and Bullard Avenue.

Motion:

I move to recommend approval to the Mayor and City Council of a Preliminary Plat for "W Ranch" based on staff's findings and conditions 'a' through "f" as listed in the Staff Report.

Background:

W Ranch is a proposed gated single-family residential infill project that is surrounded on all sides with developed and undeveloped residential zoning and an industrially zoned parcel. A rezone is being addressed concurrently to modify this dual zoned parcel consisting of Rural Residential (RR/R1-43) and General Industrial (IG/I-2) to a density that will be consistent with the General Plan Low Density Residential (LDR) land use designation. The proposed zoning designation will be Low Density Residential (RL-5/R-5). This 10.7 acre project plans to install primary access from Waddell Road into a series of private "T" streets that will provide parcels for 24 single-family residences with a net density of 2.29 dwelling units per acre.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- ☐ [FS14-396 - W Ranch - Staff Report](#)
 - ☐ [FS14-396 - W Ranch - Vicinity Maps](#)
 - ☐ [FS14-396 - W Ranch - Preliminary Plat](#)
 - ☐ [FS14-396 - W Ranch - Landscape Plan](#)
 - ☐ [FS14-396 - W Ranch - Wall Plan](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner II

Eric Fitzer, Director



COMMUNITY DEVELOPMENT

Date: February 19, 2015

To: Planning and Zoning Commission

From: Eric Fitzer, Director
Lloyd Abrams, Long Range Planning Manager
Hobart Wingard, Planner
hobart.wingard@surpriseaz.gov 623-222-3156

Re: FS14-396, "W Ranch" Preliminary Plat

Application Summary

The applicant is requesting an approval for a Preliminary Plat for a project entitled "W Ranch." The proposed project consists of 24 single-family residential lots on a 10.7 acre vacant property.

Location

W Ranch is generally located on the north side of Waddell Road about ½ mile east of the intersection of Waddell Road and Bullard Avenue.

History

- On February 25, 1999, the subject parcel was annexed into the City of Surprise by the Mayor and City Council.

Project Summary

W Ranch is a proposed gated-single family residential infill project that is surrounded on all sides with developed and undeveloped residential and industrial zoning. The Royal Ranch residential community lines the northern and western edges and is fully developed. The eastern side abuts two (2) businesses, Dales Town and Country, and the Great Western Rose Company. Waddell Road lines the southern edge and directly across Waddell, an undeveloped portion of the Marley Park Residential Community is located.

The Preliminary Plat will provide 24 single-family residential lots. The project will be gated and will provide access off of Waddell Road. A traffic circle will function as a return lane when unauthorized vehicles are not able to access the neighborhood. Fire Safety was able to negotiate with the Royal Ranch neighborhood to the west to provide an emergency vehicle accessory access point. The individual lots are approximately 70 feet wide and 125 feet deep. The proposed Preliminary Plat includes all infrastructure improvements, including streets, open space, and the drainage improvements.

A rezone is being addressed concurrently to modify this dual zoned parcel consisting of Rural Residential (RR/R1-43) and General Industrial (IG/I-2) to a density that will be consistent with the General Plan Low Density Residential (LDR) land use designation. The proposed zoning designation will be Low Density Residential (RL-5/R-5).

Neighborhood Meeting

A Citizens Review meeting that was properly noticed, advertised, and posted was held on December 17, 2014 at the Marley Park Heritage Club, located at 15210 West Sweetwater Avenue, Surprise, AZ 85379. No members of the public attended the meeting.

Economic Impact

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Findings

1. Staff finds that the proposed Preliminary Plat complies with the Surprise Municipal Code.
2. Staff finds that the proposed Preliminary Plat complies with the Surprise General Plan.

Recommendation

Staff recommends approval of the W Ranch Preliminary Plat project, subject to the following conditions:

- a) The Preliminary Plat prepared by Bowman Consulting and dated January 2015 will be revised and submitted to the city for administrative review to include the following modifications:
 - 1) On Sheet PP02, sidewalks will be provided from a proposed sidewalk into each of the common areas landscaped with turf.
 - 2) On Sheet PP02, Include the word 'Public' to the proposed 20 feet water easement label.
 - 3) A Final Plat will not be approved until which time an agreement with the Dysart School District is recorded by the Maricopa County Recorder's Office.
- b) The Preliminary Landscape Plan prepared by Pinnacle Designs, Inc. and dated January 8, 2015 will be revised and submitted to the city for administrative review to include the following modifications:
 - 1) Sidewalks will be provided from a proposed sidewalk into each of the common areas landscaped with turf.
- c) The Preliminary Grading and Drainage Plan prepared by Bowman Consulting and dated January 2015 will be revised and submitted to the city for administrative review to include the following modifications:
 - 1) Sidewalks will be provided from a proposed sidewalk into each of the common areas landscaped with turf.

- d) The Preliminary Utility Plan prepared by Bowman Consulting and dated December 2014 will be revised and submitted to the city for administrative review to include the following modifications:
 - 1) Sidewalks will be provided from a proposed sidewalk into each of the common areas landscaped with turf.
- e) Prior to civil construction plan approval, the Water Design Report will need to be update the fire flow analysis so that fire flow available will satisfy fire flow required.
- f) An emergency access easement will be obtained across the property to the west and the recorded document reference number will be noted on the submitted final plat.

Attachment

Vicinity Maps, Preliminary Plat, Preliminary Landscape Plan, and Preliminary Wall Plan

VICINITY MAP



VICINITY MAP



VICINITY MAP



SITE DATA		
GROSS AREA	455,989.85 SF	10.47 AC
NET AREA	452,449.20 SF	10.39 AC
LOT SUMMARY		
LOT TOTAL	24	
TOTAL LOT AREA	211,198.65 SF	4.85 AC
AVG. LOT AREA	8,799.94 SF	0.20 AC
MIN. LOT AREA	8,546.87 SF	0.20 AC
MAX LOT AREA	10,959.24 SF	0.25 AC
LOT %	46.32%	
PROPOSED DENSITY	2.29 DU/AC	
OPEN SPACE SUMMARY		
TOTAL OPEN SPACE AREA	101,603.14 SF	2.33 AC
OPEN SPACE %	22.28%	
RIGHT-OF-WAY SUMMARY		
PUBLIC RIGHT-OF-WAY AREA	3,540.64 SF	0.08 AC
PUBLIC RIGHT-OF-WAY %	0.78%	
PRIVATE ROADWAY	139,647.41 SF	3.21 AC
PRIVATE ROADWAY %	30.63%	

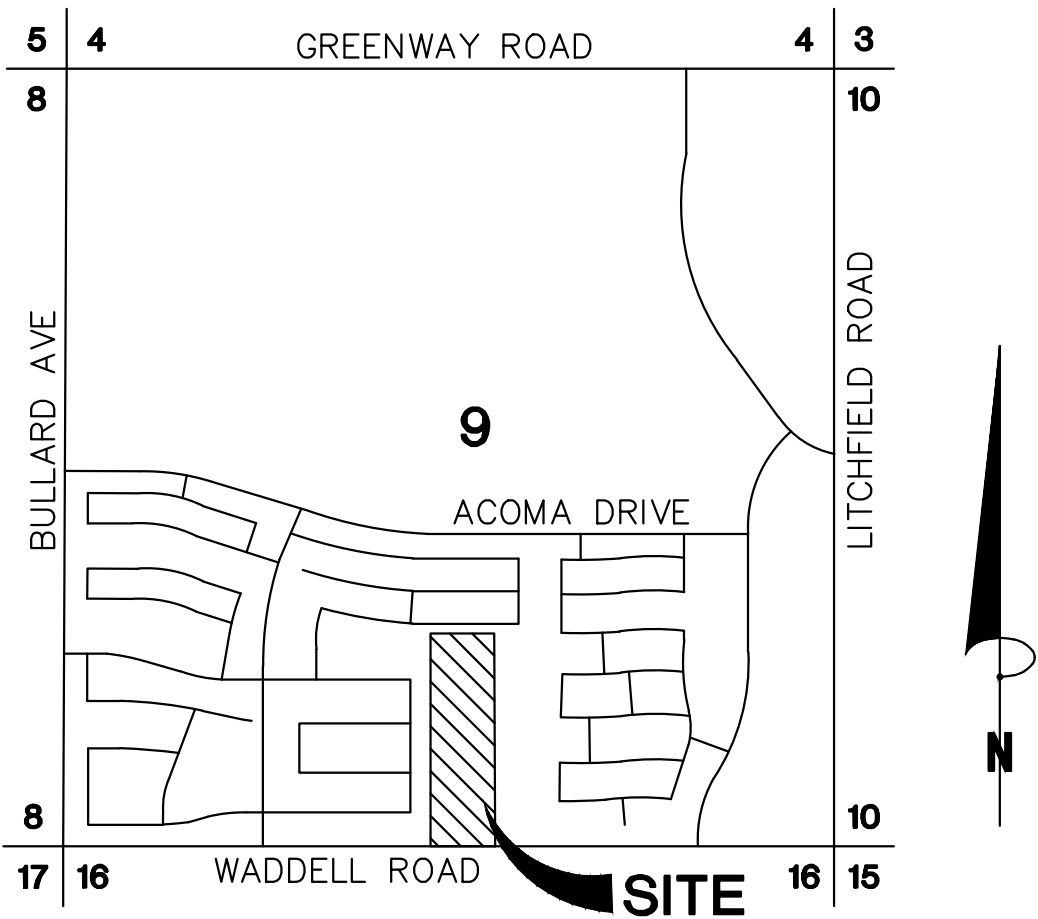
W RANCH

PRELIMINARY PLAT

WADDELL ROAD AND 144TH AVENUE

SURPRISE, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

CIVIL ENGINEER

BOWMAN CONSULTING GROUP, LTD.
14100 NORTH 83RD AVENUE
SUITE 250
PEORIA, ARIZONA 85381
PHONE: 602.679.4438
CONTACT: SHELBY DUPLESSIS

OWNER/DEVELOPER

WEST VALLEY LAND TRUST
14320 W WADDELL ROAD
SURPRISE, ARIZONA 85379
PHONE: 480.951.2207
CONTACT: RICH ZACHER

BENCHMARK

TYPE OF MONUMENT: NVD88 DATA POINT
CITY OF SURPRISE BRASS CAP AT THE
INTERSECTION OF SWEETWATER AVE. AND
BULLARD AVE. STAMPED: "31-16".

COORDINATES (NAD83):

LATITUDE 33°36'07.43"N
LONGITUDE 112°22'35.34"W

ELEVATION= 1166.25

BASIS OF BEARING

N90°00'00"W ALONG THE MONUMENT LINE OF WADDELL
ROAD AS MEASURED BETWEEN MONUMENTS NUMBERED
(1) AND (2) SHOWN HEREON. ALSO SHOWN ON THE
FINAL PLAT FOR RE-PLAT OF ROYAL RANCH UNIT 1
PARCEL 1, BOOK 586 OF MAPS, PAGE 03, MARICOPA
COUNTY RECORDS.

ZONING

EXISTING: IG/1-2 & RR/R1-43
PROPOSED: R1-5/R1-5

SHEET INDEX

PP01 PRELIMINARY PLAT COVER SHEET
PP02 PRELIMINARY PLAT

DEVELOPMENT NOTES

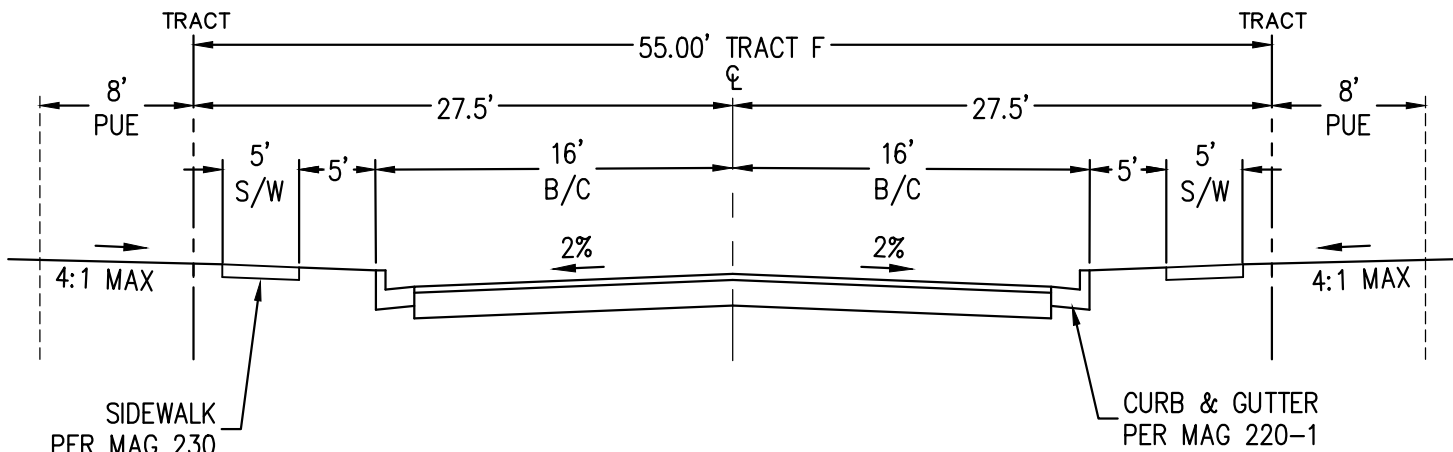
- THE BOUNDARY AND TOPOGRAPHY SHOWN HEREON ARE BASED ON ALTA SURVEY PREPARED BY BOWMAN CONSULTING GROUP, 1295 WEST WASHINGTON STREET #108 TEMPE, AZ 85281, PHONE 480.629.8830.
- THE SOUTHERN 10' OF THIS PROJECT WILL BE DEDICATED AS PUBLIC ROADWAY AND BECOME A PORTION OF WADDELL ROAD, ALL OTHER STREETS (ONSITE) ARE PRIVATE (TRACT F).
- ALL SEWER AND WATER IMPROVEMENTS ARE TO BE PUBLIC
- THE SITE IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 1680 OF 4425, DATED OCTOBER 16, 2013. A PORTION OF THIS MAP HAS BEEN INCLUDED IN A PRELIMINARY DRAINAGE REPORT PREPARED FOR THIS PROJECT BY BOWMAN CONSULTING.
- HOMEOWNERS ASSOCIATION TO INCLUDE ALL PROPERTY OWNERS SHALL BE CREATED AND WILL BE RECORDED CONCURRENTLY WITH THE FINAL PLAT. THE HOMEOWNERS ASSOCIATION WILL BE DEEDED THE OPEN SPACE TRACTS AND SHALL BE RESPONSIBLE FOR ALL REQUIRED MAINTENANCE OF THE LANDSCAPED IMPROVEMENTS, DRAINAGE AND RETENTION IMPROVEMENTS WITHIN THESE TRACTS AS WELL AS THAT FOR ANY RECREATIONAL AMENITIES PROVIDED BY THE DEVELOPER.
- ONSITE IMPROVEMENTS AS SHOWN HEREON SHALL INCLUDE RETENTION BASINS SUFFICIENT TO CONTAIN THE 100-YEAR, 2-HOUR RAINFALL EVENT. THE DEVELOPER SHALL PROVIDE THE CITY OF SURPRISE DRAINAGE/RETENTION EASEMENTS OVER THESE BASINS TO ENSURE THAT THE CITY CAN MAINTAIN THESE FACILITIES SHOULD THE HOMEOWNERS ASSOCIATION FAIL TO PROVIDE ADEQUATE MAINTENANCE.
- ALL FINISHED FLOORS SHALL BE ADEQUATELY PROTECTED FROM THE 100-YEAR RAINFALL EVENT AS REQUIRED BY CITY AND COUNTY ORDINANCES.
- ALL LIGHTING SHALL COMPLY WITH THE CITY'S LIGHTING ORDINANCE.
- BASED ON THE EXTREMELY SMALL PEAK SEWER AND WATER FLOWS FOR THE SITE FOR AS SHOWN IN THE PROJECT DESIGN REPORTS (HEREBY MADE A PART OF THIS PRELIMINARY PLAT) IT IS NOT ANTICIPATED THAT THIS SITE ALONE WILL HAVE ANY MEANINGFUL IMPACT ON THE CITY'S INFRASTRUCTURE.

KEY MAP

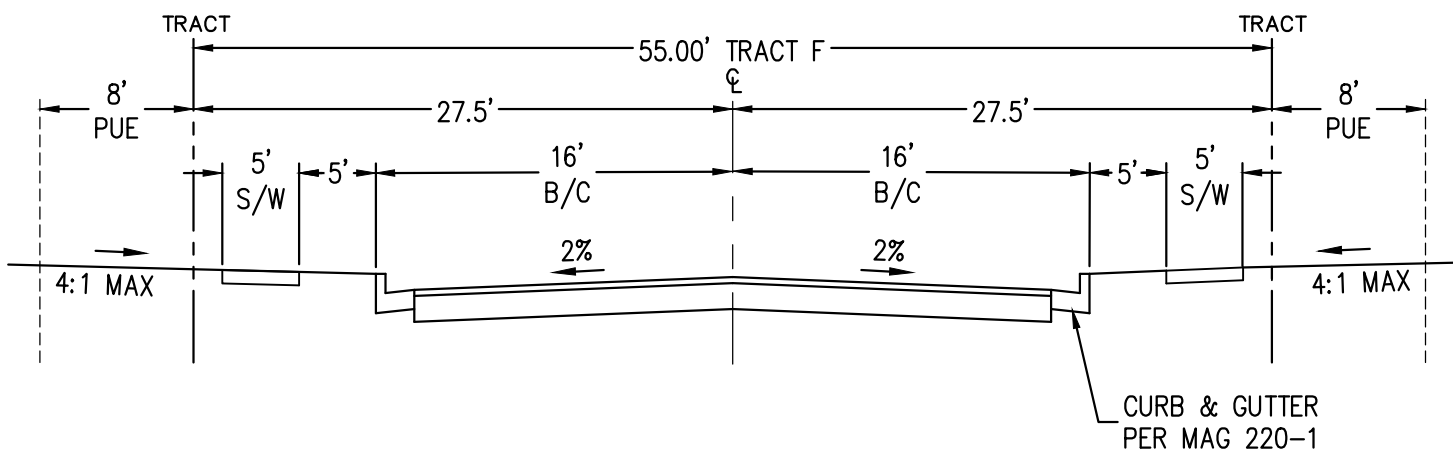
N.T.S.

LEGEND

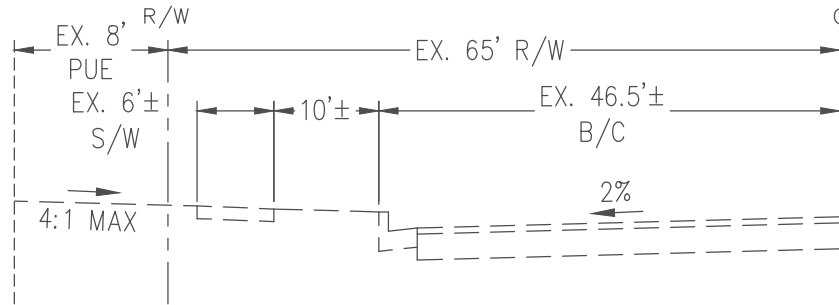
- CENTER LINE
- - - RIGHT-OF-WAY
- - - PUE
- SEWER MANHOLE



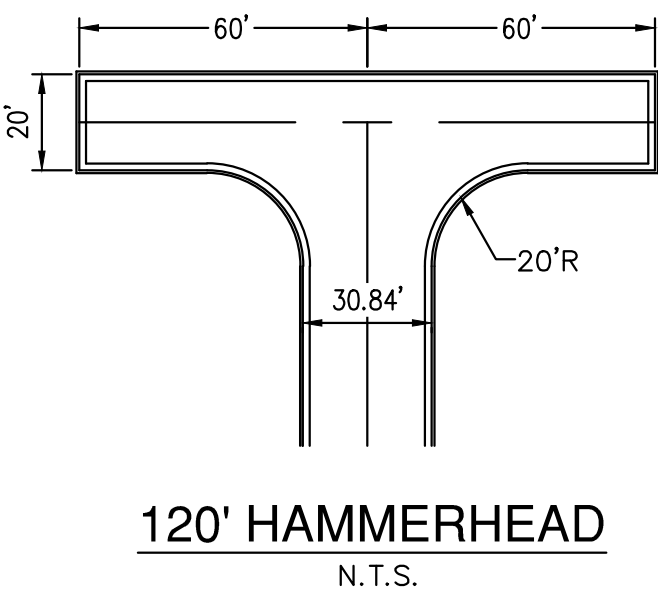
LOCAL STREET SECTION
N.T.S.



143rd DRIVE SECTION
N.T.S.



WADDELL ROAD SECTION
LOOKING EAST
N.T.S.



120' HAMMERHEAD
N.T.S.

NOTES:

- THE DIMENSIONS ARE THE MINIMUM REQUIREMENTS. FINAL DIMENSIONS ARE DEPENDENT ON AN APPROVED TRAFFIC STUDY.
- ALL DIMENSIONS ARE TO THE FACE OF CURB.

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
14100 North 83rd Avenue Ste 250
Peoria, Arizona 85381

Phone: (480) 629-8830

www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

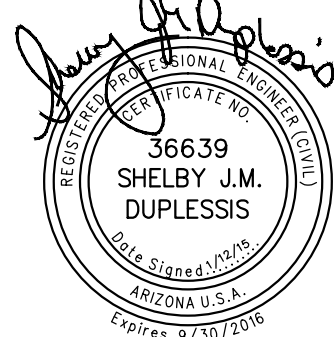
PRELIMINARY PLAT COVER SHEET

W RANCH

MARICOPA COUNTY

SURPRISE, ARIZONA

PROJECT NUMBER



PLAN STATUS

DATE DESCRIPTION

KE CRS SJD

DESIGN DRAWN CHKD

SCALE H: NONE V: NONE

JOB No. 050013

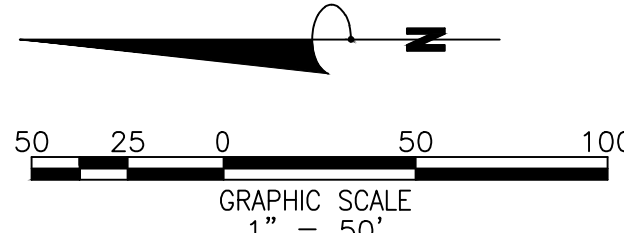
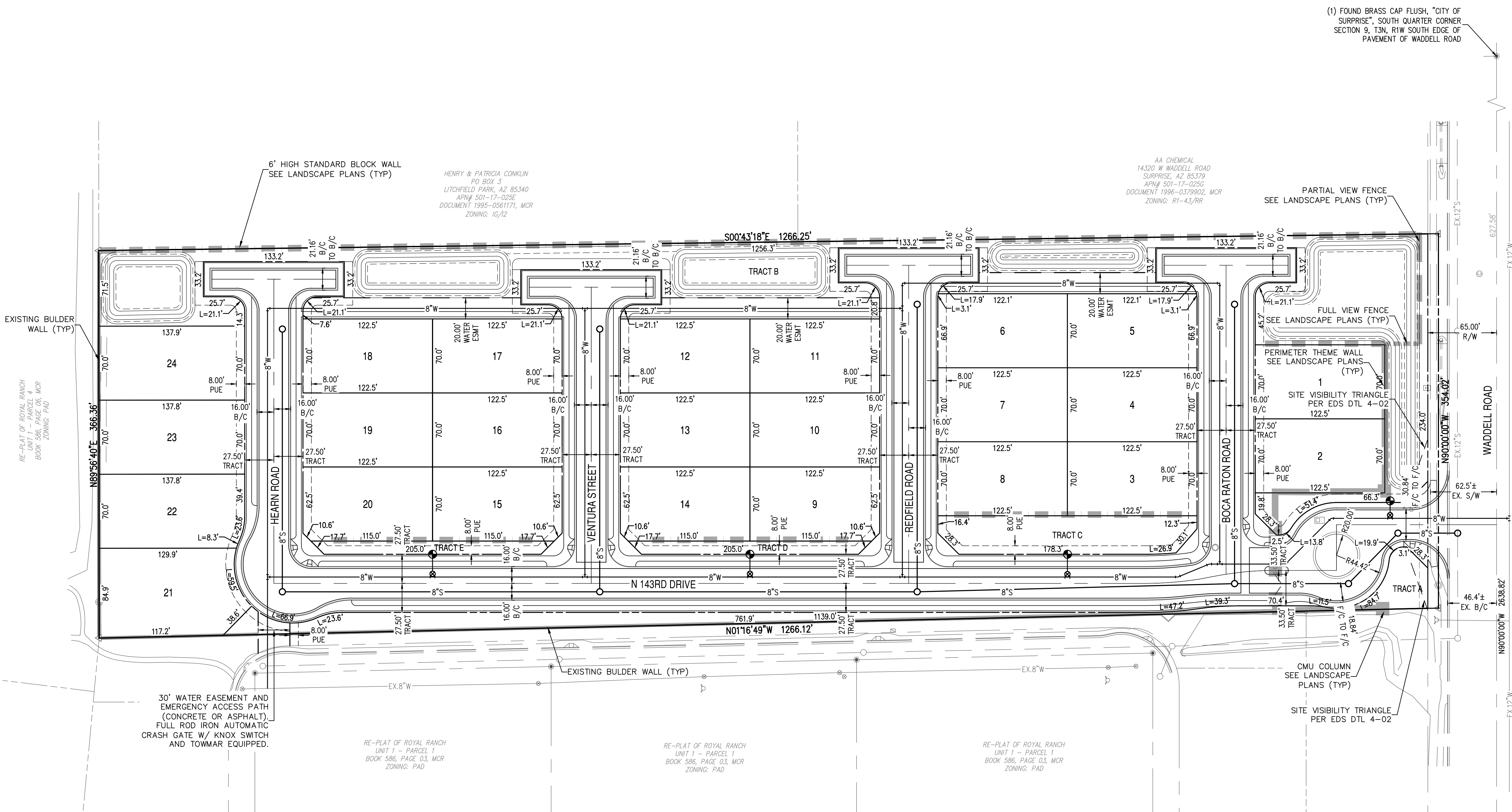
DATE : JAN 2015

PP01

SHEET 01 OF 02

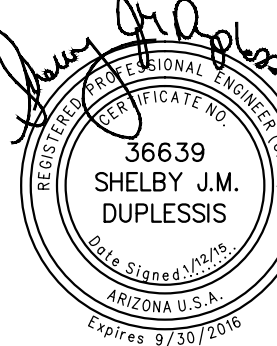
Lot Area Table		
Lot #	Area (sf)	Area (ac)
1	8575.00	0.1969
2	8575.00	0.1969
3	8575.00	0.1969
4	8575.00	0.1969
5	8574.62	0.1968
6	8574.62	0.1968
7	8575.00	0.1969
8	8575.00	0.1969
9	8546.87	0.1962
10	8575.00	0.1969
11	8575.00	0.1969
12	8575.00	0.1969
13	8575.00	0.1969
14	8546.87	0.1962
15	8546.87	0.1962
16	8575.00	0.1969
17	8575.00	0.1969
18	8575.00	0.1969
19	8575.00	0.1969
20	8546.87	0.1962
21	10959.24	0.2516
22	9554.14	0.2193
23	9646.89	0.2215
24	9651.64	0.2216
TOTAL	211,198.65	4.8485

Tract Area Table			
Tract #	Use	Area (sf)	Area (ac)
A	LANDSCAPING, OPEN SPACE	13009.63	0.2987
B	LANDSCAPING, OPEN SPACE, PUE, RETENTION	74708.31	1.7151
C	LANDSCAPING, OPEN SPACE, PUE	8447.70	0.1939
D	LANDSCAPING, OPEN SPACE, PUE	2718.75	0.0624
E	LANDSCAPING, OPEN SPACE, PUE	2718.75	0.0624
F	STREET (PRIVATE ACCESSWAY), PUBLIC WATER AND SEWER, DRAINAGE, REFUSE COLLECTION, EMERGENCY AND SERVICE ACCESS	139647.41	3.2059
TOTAL (PRIVATE STREET NOT A PART)		101,603.14	2.3325



PRELIMINARY PLAT
W RANCH

PROJECT NUMBER



PLAN STATUS

DATE DESCRIPTION

KE CRS SJD

DESIGN DRAWN CHKD

SCALE H: 1" = 50'

V: 1" = 50'

JOB No. 050013

DATE : JAN 2015

PP02

SHEET 02 OF 02

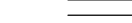
MARICOPA COUNTY
SURPRISE, ARIZONA

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Peoria, Arizona 85381
Phone: (480) 629-8830
www.bowmanconsulting.com
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Bowman
CONSULTING



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA STENOPHYLLIA	SHOESTRING ACACIA	15 GAL.
	DALBERGIA SISSOO	SISSOO TREE	24" BOX
	PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS MESQUITE	15 GAL.
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	36" BOX
SHRUBS			
	BOUGAINVILLEA SP.	BARBARA KARST BOUGAINVILLEA	5 GAL.
	EREMOPHILA MACULATA	'VALENTINE' BUSH	5 GAL.
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE	5 GAL.
	NERIUM OLEANDER	'PETITE PINK' OLEANDER	5 GAL.
	RUELLIA BRITTONIANA	BARIO RUELLIA	5 GAL.
	TECOMA STANS 'GOLD STAR'	YELLOW BELLS	5 GAL.
ACCENTS			
	AGAVE DESMETTIANA	AGAVE	5 GAL.
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.
	MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GAL.
GROUNDCOVER			
	EUPHORBIA BIGLANDULOSA	GOPHER PLANT	1 GAL.
	LANTANA 'DALLAS RED'	RED LANTANA	1 GAL.
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.
	SPHAGNETICOLA TRILOBATA	YELLOW DOT	1 GAL.
	TURF	HYDROSEED BERMUDA	
INERT GROUNDCOVER			
	DECOMPOSED GRANITE	TBD	1/2" SCREENED
	CONCRETE HEADER	PLAIN CONCRETE	4" W X 6" HT.

PRELIMINARY LANDSCAPE NOTES

PLANTING

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF SURPRISE STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

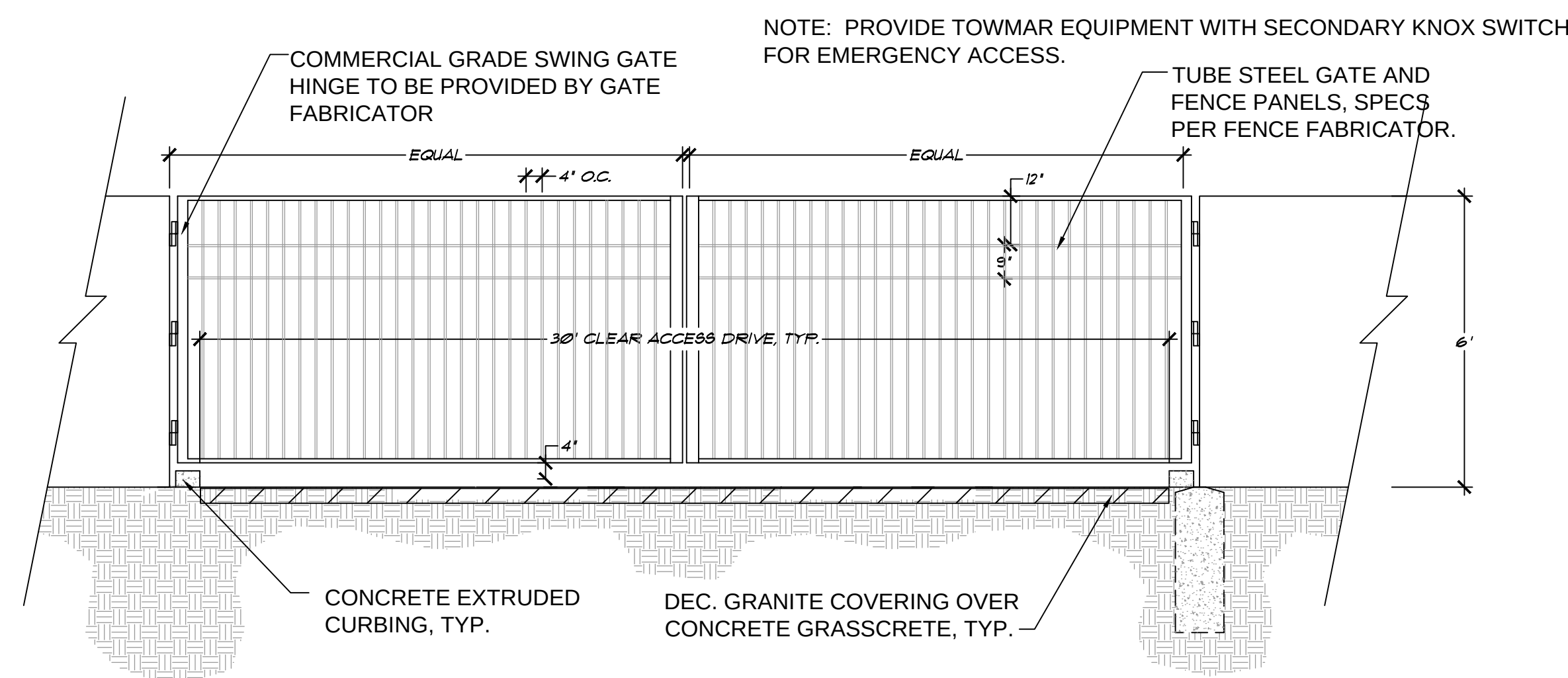
SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF SURPRISE. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

IRRIGATION

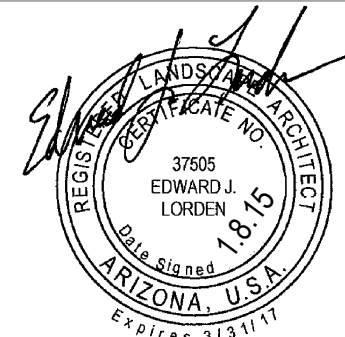
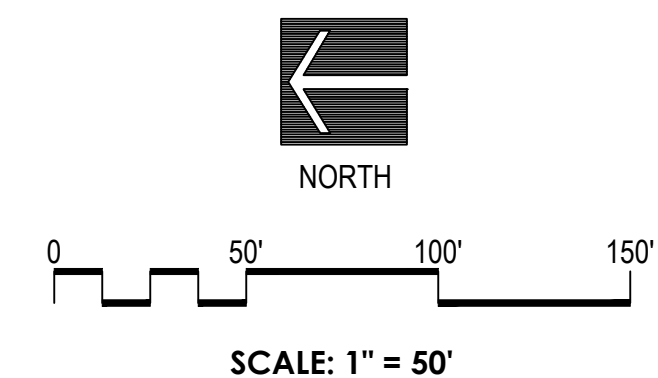
THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.

GRADING

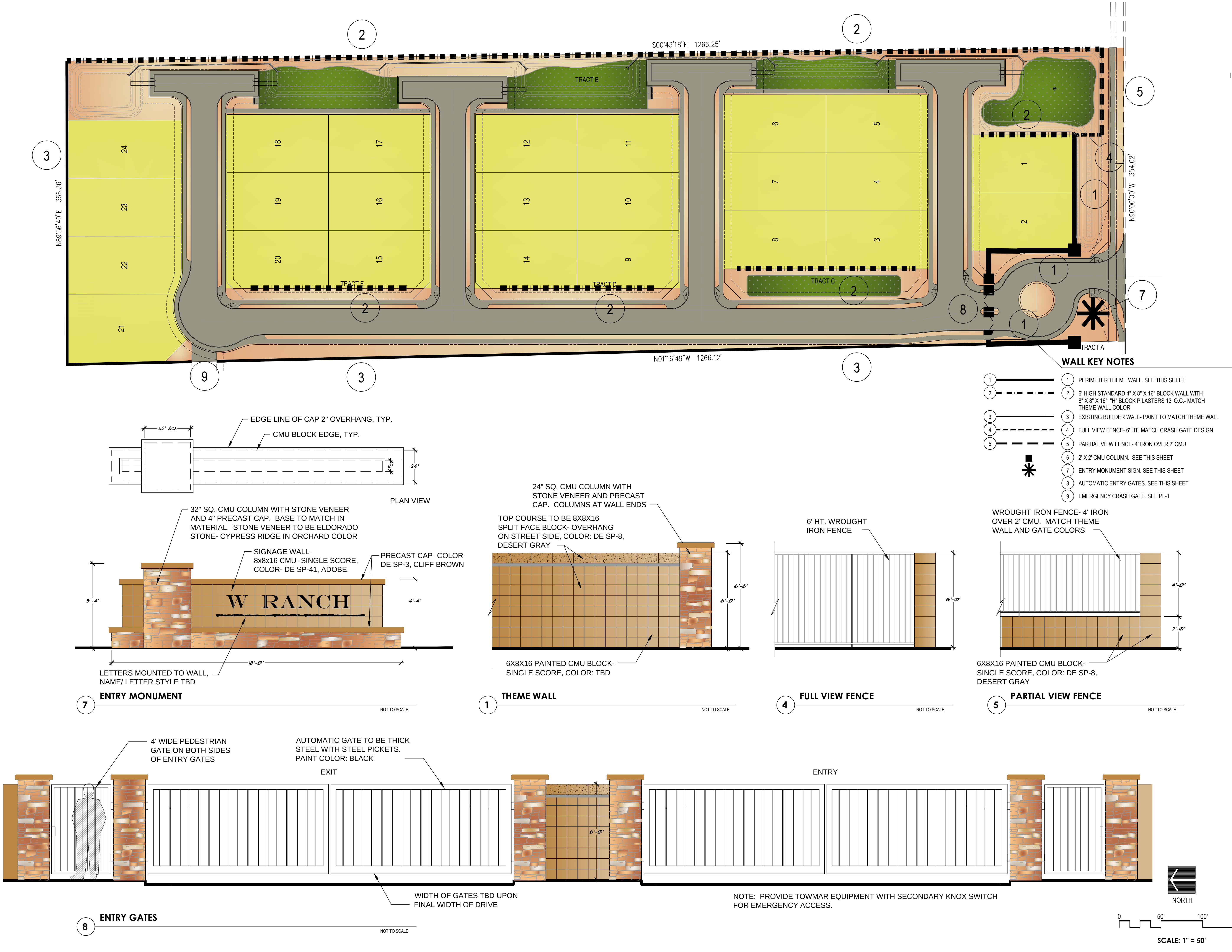
ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ONSITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.



EMERGENCY ACCESS CRASH GATE WITH KNOX BOX (SEE SHEET PL-2)



PLOTTED: ELORDEN ON 01/18/2015 AT 04:54 PM
 THIS DRAWING AND ANY ELECTRONIC MEDIA IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN, INC. WHETHER THE PROJECT FOR WHICH THIS DRAWING IS MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT AND/OR APPROPRIATE COMPENSATION TO PINNACLE DESIGN, INC. COPYRIGHT © 2012 PINNACLE DESIGN, INC.





CITY OF SURPRISE
Planning and Zoning Commission

February 19, 2015 @ 6:00:00 PM

+ Back Print

Board Meeting Date:	February 19, 2015	Contact Person:	Christina Ramirez, Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
---------	---------	----------------	---	-------------------

Agenda Wording:

Consideration and action on funding recommendations for Public Service Activities for the Community Development Block Grant Program Year 2015-16.

Motion:

I move to recommend to the City Council the 2015-2016 Public Service Funding recommendations as discussed.

Background:

As an entitlement city, Surprise receives a yearly allotment of Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD). Per grant guideline, the city has the ability to designate up to 15% of the grant award to fund eligible public services with the intent of serving low to moderate-income persons within the City of Surprise.

CDBG Public Service activities can be carried out by either city departments or qualified nonprofit organizations that are interested in providing services that address one or more of the public service needs targeted in the city's Consolidated Plan. CDBG public service funds can be used to provide a variety of public services, such as child care, health services, job training, youth services, and recreation activities for low- to moderate-income individuals and families.

Financial Impact Statement:

CDBG public service grant funds, not city funds, will be utilized to fund the approved applicants. CDBG Public Service funding is limited to 15% of the annual CDBG allocation for the program year (PY). Funding from HUD for PY 2015-16 is not yet determined, but it is estimated that we will receive approximately \$541,946; 15% of which is \$81,291. The recommendations today will be based on this preliminary amount.

ATTACHMENTS:

[Click to download](#)

No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Christina Ramirez, Neighborhood Services Supervisor



CITY OF SURPRISE
Planning and Zoning Commission

February 19, 2015 @ 6:00:00 PM

+ [Back](#) [Print](#)

Board Meeting Date:	February 19, 2015	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
---------	---------	----------------	---	-------------------

Agenda Wording:

Consideration and action, recommending to the Mayor and City Council approval of a Rezone entitled "W Ranch," generally located on the north side of Waddell Road about ½ mile east of the intersection of Waddell Road and Bullard Avenue.

Motion:

I move to recommend approval to the Mayor and City Council of a Rezone for "W Ranch" based on staff's findings and condition 'a' as listed in the staff report.

Background:

W Ranch is a proposed gated single-family residential infill project that is surrounded on all sides with developed and undeveloped residential zoning and an industrially zoned parcel. The proposed rezone is to modify this dual zoned parcel consisting of Rural Residential (RR/R1-43) and General Industrial (IG/I-2) to a density that will be consistent with the General Plan Low Density Residential (LDR) land use designation. The proposed zoning designation will be Low Density Residential (RL-5/R-5). This 10.7 acre project plans to install primary access from Waddell Road into a series of private "T" streets that will provide parcels for 24 single-family residences with a net density of 2.29 dwelling units per acre.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- ☐ [FS14-396 - W Ranch - Staff Report](#)
 - ☐ [FS14-396 - W Ranch - Vicinity Maps](#)
 - ☐ [FS14-396 - W Ranch - Rezone Document](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner II

Eric Fitzer, Director



COMMUNITY DEVELOPMENT

Date: February 19, 2015

To: Planning and Zoning Commission

From: Eric Fitzer, Director
Lloyd Abrams, Long Range Planning Manager
Hobart Wingard, Planner
hobart.wingard@surpriseaz.gov 623-222-3156

Re: FS14-396, "W Ranch" Rezone and Preliminary Plat

Application Summary

The applicant is requesting an approval for a Rezone entitled "W Ranch." The proposed project consists of 24 single-family residential lots on a 10.7 acre vacant property that is currently dual zoned.

Location

W Ranch is generally located on the north side of Waddell Road about ½ mile east of the intersection of Waddell Road and Bullard Avenue.

History

- On February 25, 1999, the subject parcel was annexed into the City of Surprise by the Mayor and City Council.

Project Summary

W Ranch is a proposed gated-single family residential infill project that is surrounded on all sides with developed and undeveloped residential and industrial zoning. The Royal Ranch residential community lines the northern and western edges and is fully developed. The eastern side abuts two (2) businesses, Dales Town and Country, and the Great Western Rose Company. Waddell Road lines the southern edge and directly across Waddell, an undeveloped portion of the Marley Park Residential Community is located.

The purpose of the requested rezone is to eliminate the industrially zoned portion of the subject property and rezone the entire property to Low Density Residential (RL-5/R-5). The Great Western Rose Company will retain its zoning of General Industrial (IG/I-2), and Dales Town and Country Store will retain its zoning Designation of Rural Residential (RR/R1-43), a legal non-conforming use. The legal non-conformity allows the parcels use to continue to as long as the facility does not increase its operations or abandons the site for more than 90 days.

The proposed use of the property is consistent with the General Plan designation of Low Density Residential which allows residential parcels from three (3) to five (5) dwelling units per acres. This 10.7 acre project plans to install access from Waddell Road into a series of private "T" streets that will provide parcels for 24 single family residences with a net density of 2.29 dwelling units per acre.

Neighborhood Meeting

A Citizens Review meeting that was properly noticed, advertised, and posted was held on December 17, 2014 at the Marley Park Heritage Club, located at 15210 West Sweetwater Avenue, Surprise, AZ 85379. No members of the public attended the meeting.

Economic Impact

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Findings

1. Staff finds that the proposed complies with the Surprise Municipal Code.
2. Staff finds that the proposed complies with the Surprise General Plan.

Recommendation

Staff recommends approval of the W Ranch Rezone project, subject to the following conditions:

- a) The Rezone document prepared by Camelback Holdings, LLC and dated January 13, 2015 will be revised and submitted to the city for administrative review to include the following modifications:
 - 1) Exhibit five (5), found on Page nine (9), will label the zoning of all surrounding properties.
 - 2) Pages 11 and 12 will be removed. The table of contents and pages will be revised to reflect this change.

Attachment

Vicinity Maps and Rezone Document

VICINITY MAP



VICINITY MAP



VICINITY MAP



W RANCH



Rezone to RL-5/R1-5

Case: FS14-396
Prepared: October 2, 2014
Revised: January 13, 2015
Camelback Holdings, LLC
6617 N. Scottsdale Road, Suite 101
Scottsdale, AZ 85250

W RANCH

REZONING

DEVELOPMENT TEAM

OWNER:

West Valley Land & Trust
Dale Deal
14320 W. Waddell Road
Surprise, AZ 85379

DEVELOPER:

Camelback Holdings, LLC
Richard Zacher
Karen Gaabucayan
6617 N. Scottsdale Road, Suite 101
Scottsdale, AZ 85250
P: 480-951-2207

ENGINEER:

Bowman Consulting Group, Ltd.
Shelby Duplessis, PE, LEED, AP
14100 N. 83rd Avenue, Suite 250
Peoria, AZ 85381
P: 623-299-8981

LANDSACPE ARCHITECT:

Pinnacle Design, Inc.
Ed Lorden, PLA
1048 N. 44th Street, Suite 200
Phoenix, AZ 85008
P: 602-952-8585

ATTORNEY:

Earl, Curley & Lagarde P.C.
Michael J. Curley, Attorney
3101 N. Central Avenue, Suite 1000
Phoenix, AZ 85012
P: 602-265-0094

W RANCH

REZONING

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Site and Surrounding Area	4-6
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Existing Conditions	7-8
Proposed Rezoning	9
Infrastructure, Utilities and Community Facilities	10

W RANCH

REZONING

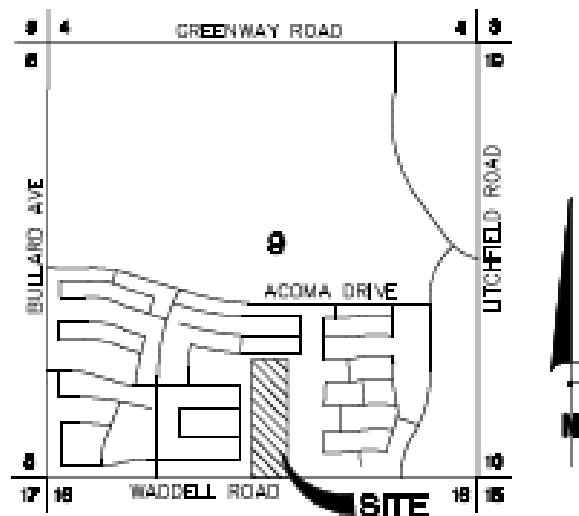
LIST OF EXHIBITS

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INTRODUCTION

The purpose of this document is to request rezoning of approximately 10.47 acres of land located on the northeast corner of Waddell Road and 144th Avenue. This property, herein referred to as W Ranch, is currently zoned as RR/R1-43 and IG/I-2. The developer, Camelback Holdings, LLC, proposes to change the zoning and land use to RL-5/R1-5 to allow for the development of a gated, single-family residential community. This document will demonstrate that the proposed W Ranch development is complementary, in both density and product, to the goals and objectives outlined in the City of Surprise General Plan.

Exhibit 1
Vicinity Map



SITE AND SURROUNDING AREA

The aerial map below illustrates that W Ranch is an overlooked infill site that sits amidst several existing and proposed residential communities, all of which are zoned PAD. It is located on the northeast corner of 144th Avenue and Waddell Road. It is bordered to the north and west by the Royal Ranch development (zoned PAD). North of Royal Ranch is another master planned community, Ashton Ranch (zoned PAD). The property abuts Dale's Town and Country (zoned RR/R1-43 and IG/I-2), a farming supply store, to the east. Another residential development, Sierra Verde (zoned PAD) is adjacent to Dale's eastern property line. The area directly to the south of the Site is currently undeveloped but is slated for residential development as part of the Marley Park Phase IV master plan (zoned PAD).

Exhibit 2
Aerial Map



Exhibit 3 below shows that the existing General Plan land use is Low Density Residential which yields a density range of 3-5 du/acre with a target of 4 du/acre. Camelback Holdings, LLC is requesting a zoning density of 2.29 units per acre for W Ranch, therefore no General Plan Amendment will be required.

Exhibit 3
Existing Land Use



COMPATIBILITY WITH ELEMENTS OF THE GENERAL PLAN

Camelback Holdings' rezoning request for W Ranch is supported by the following goals and policies outlined in the City of Surprise's General Plan Policy Checklist:

Land Use C: Is the project located near prominent projects or PAD's?

The Site sits amidst four prominent PADs – Royal Ranch, Sierra Verde, Ashton Ranch and Marley Park. With planned lot dimensions of 70'x122.5', W Ranch proposes to develop wider and deeper lots than the average lots found in surrounding PADs. However, W Ranch's product type and project details are designed to complement the look and feel of surrounding PADs.

Open Space and Recreation B: Establish an open space standard of six acres per 1000 residents.

W Ranch's proposed plan includes 2.66 acres of open space which is well above the required minimum of .49 acres for this Site.

Housing B: New developments within or next to existing residential areas should enhance or contribute to the character or qualities of that area.

W Ranch's theme wall, landscape and entry features are designed to complement existing residential communities in the area. This proposed development also offers a gated entry, privatized cul-de-sac living, and lot sizes that are larger than those found in surrounding communities. Five-foot sidewalks lead to turfed areas thereby promoting pedestrian circulation in the community. These features will serve to enhance the neighborhood character.

Housing C: Encourage developers to cooperate and communicate with residents and homeowners' associations during the development review process prior to the official public hearings.

The development of W Ranch stands to most directly impact the Royal Ranch community which abuts the Site to the north and west. As such, Camelback Holdings, LLC has maintained ongoing communications with the Royal Ranch Homeowners Association throughout the planning process to present proposed project details and to address HOA concerns and issues.

EXISTING CONDITIONS

Topography and Drainage

The property is currently rough graded, relatively flat and sparsely vegetated. The existing topography is undeveloped and slopes to the southwest at approximately 0.5%. Runoff from contiguous sites flow either onto Waddell Road or to off-site or above ground retention basins and will not affect the Site.

Luke Air Force Base

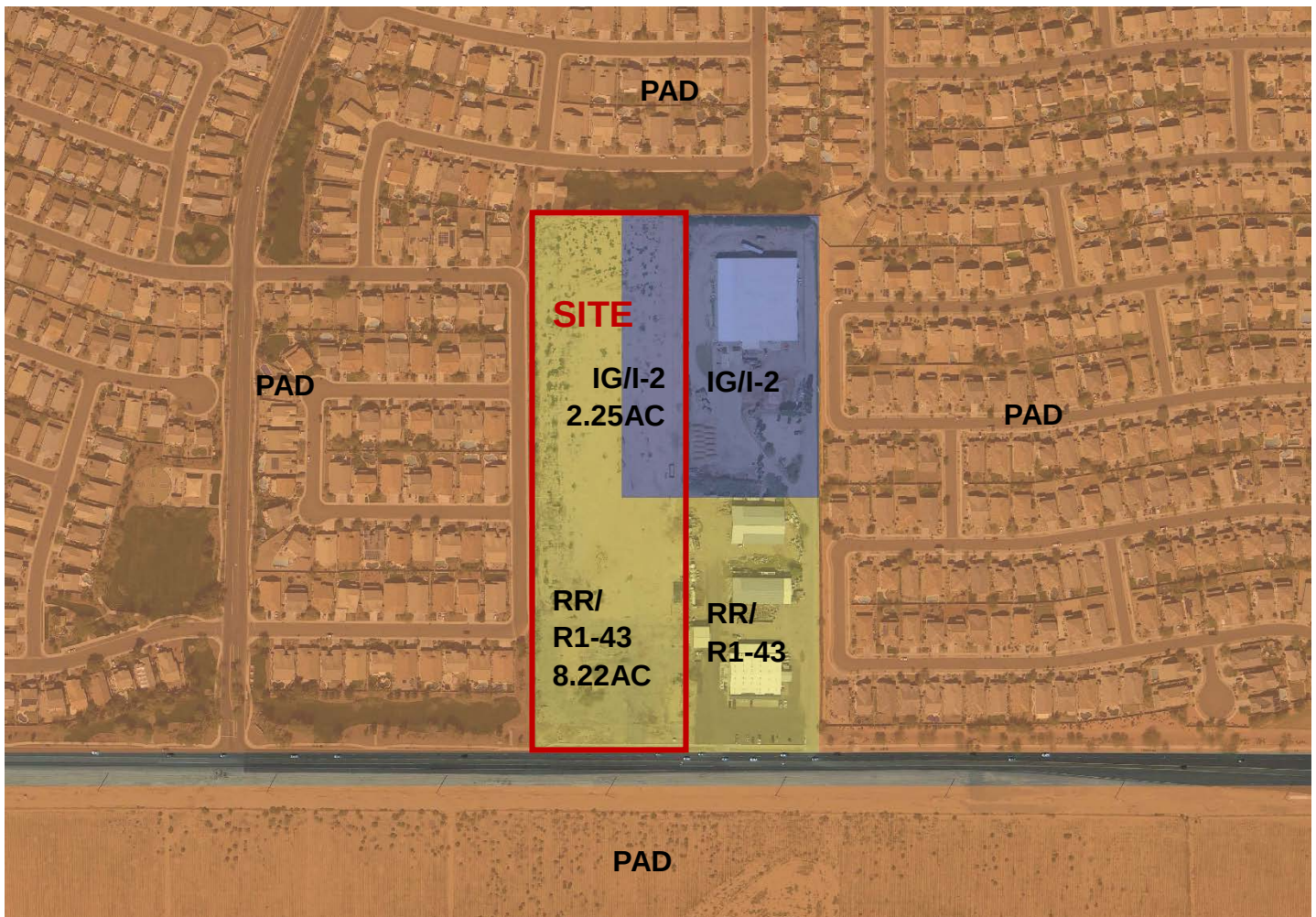
The Site is located approximately 1,000 to 1,500 feet outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461. However, the property is within ½ mile of the 65 Ldn noise contour line. Luke Air Force Base adheres to the Graduated Density Concept

guidelines which calls for densities of 2du/acre up to ½ mile away from the 65 Ldn. Camelback Holdings, LLC requested approval for a 2.52 du/acre development from Luke Air Force Base citing the fact that surrounding residential communities obtained approval for higher densities. The request was granted. The approval letter (Exhibit 12) was issued on March 20, 2014. Since then, the W Ranch site plan has evolved to yield 2.29 du/acre.

Current Zoning

The northeastern portion of the property is zoned IP/I-2, and the balance of the site is zoned RR/R1-43 and IP/I-2.

Exhibit 4
Existing Zoning

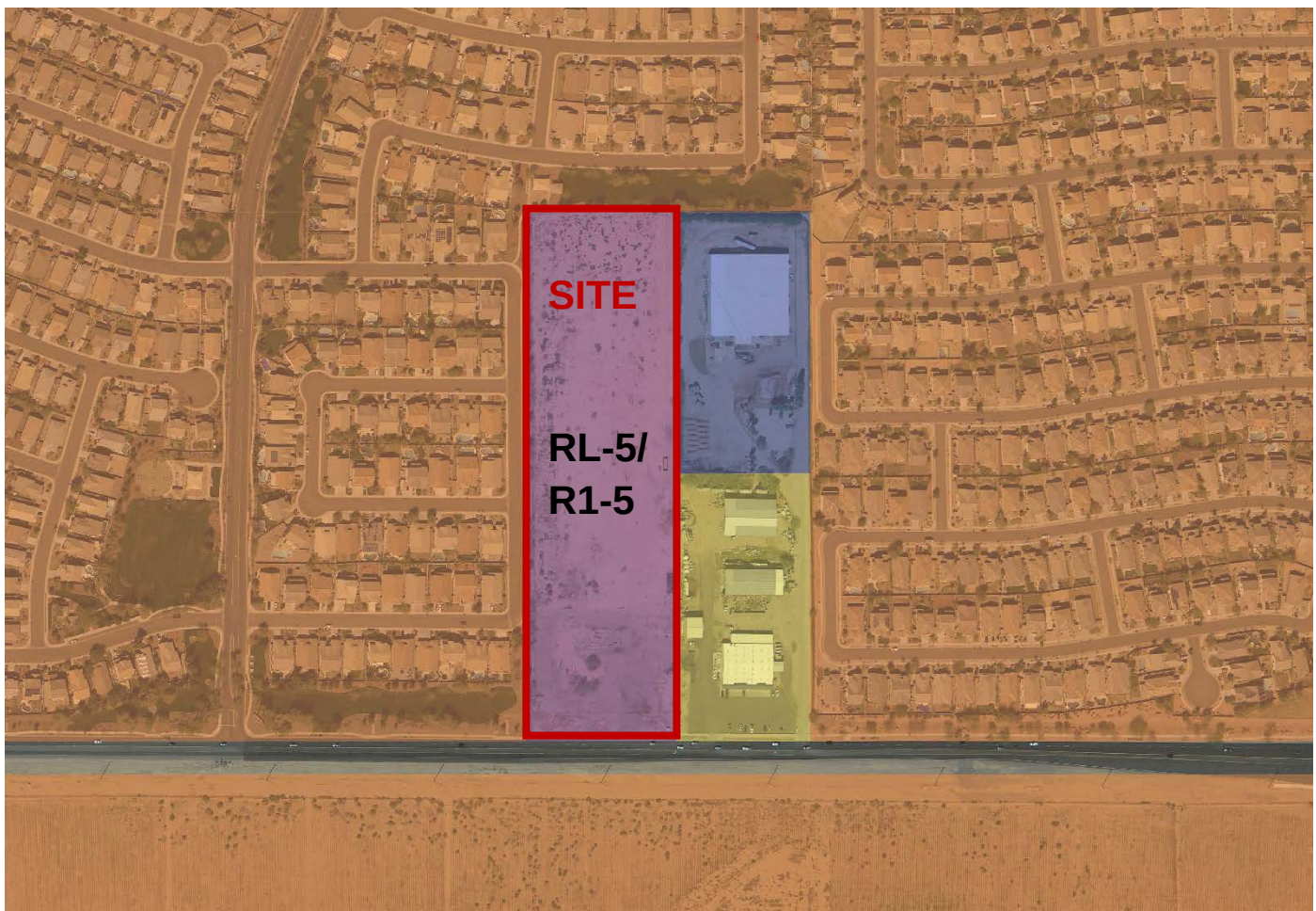


PROPOSED REZONING

Camelback Holdings, LLC proposes to rezone the Site to RL-5/R1-5 to accommodate a 24-lot single-family residential community. The proposed density for this residential development is 2.29 dwelling units per acre. Camelback Holdings, LLC is submitting the W Ranch preliminary plat and landscape plans concurrently with this rezone request.

A rezoning to RL-5/R1-5 would benefit the area for several reasons. First, the area has changed significantly over the past decade with the installation of commercial centers on Litchfield and Greenway Roads, the construction of the Surprise Stadium and Parks on Bullard Road and the development of several large residential communities. A rezoning would reduce industrial zoning in a predominantly residential area where industrial use is obsolete. Second, the Site is surrounded by existing and proposed master planned communities all of which are zoned PAD and whose densities match or substantially exceed the proposed 2.29 dwelling units per acre for this Site. Finally, the proposed density and product for W Ranch conforms to the City of Surprise's 2035 General Plan Low Density Residential designation for the area.

Exhibit 5
Proposed Zoning Map



INFRASTRUCTURE, UTILITIES AND COMMUNITY FACILITIES

Roadways

W Ranch is ideally located in close proximity to three major freeways. The Site is approximately 2.86 miles from the Loop 303, 3.3 miles away from US Route 60 and 6.46 miles from the Loop 101.

Public Services

W Ranch is served by the following public service providers:

- Water – City of Surprise

- Wastewater – City of Surprise

- Telephone – Century Link/Cox Communications

- Cable – Cox Communications/Century Link

- Electric Power – Arizona Public Service

- Gas – Southwest Gas

Schools

W Ranch belongs in the Dysart Unified School District. The Site is served by Ashton Ranch Elementary School and Valley Vista High School. Camelback Holdings, LLC is currently negotiating a donation agreement with the Dysart Unified School District. The agreement will result in a per-home donation to the District payable at building permit.

EXHIBIT 6
SITE PLAN

 PROJECT NUMBER	PRELIMINARY PLAT W RANCH SURPRISE, ARIZONA MARICOPA COUNTY
---	---

[illegible]

EXHIBIT 7

GENERAL PLAN LAND USE DESIGNATION MAP

EXHIBIT 8

LUKE AIR FORCE BASE APPROVAL

Kirste Kowalsky

From: PLANTE, BARBARA S GS-12 USAF AETC 56 FW/CIT <barbara.plante@us.af.mil>
Sent: Thursday, March 20, 2014 3:57 PM
To: Kirste Kowalsky
Subject: RE: 144th Ave. & Waddell
Attachments: Aerials & Noise Level Maps.pdf; SharpColorCopier@ECLLAW.com_20140320_145556.pdf

Ms. Koalsky,

Good afternoon, I was at the meeting between Mr. Curley and Mr Mitchell on 15 Jan 2014 where we discussed the 144th Ave & Waddell property. Luke agreed that the project would not negatively impact Luke AFB flight operations. We only provide official comments to the political subdivision however you can use the below information for support of your request.

The proposed project consists of the development of 28 new single-family residential lots on approximately 10.65 acres of undeveloped land on the north side of Waddell near the 144th Avenue alignment. The proposed circulation remains internal to the adjacent development, immediately west of this property with no new access points on to Waddell. Luke's understanding is that the owner has met with the HOA and they are supportive of the proposed project.

The site is located approximately 1,000 to 1,500 ft outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461. Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 mile to 1 mile and a maximum of 6 du/acre from 1 to 3 miles. This request for 2.52 du per acre will not meet the Graduated Density Concept ("GDC") however, after careful review and consideration the development of site as stated will not negatively impact the flying operations at Luke AFB.

Since the site is located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 flights per day, we recommend you review the sound attenuation requirements found in A.R.S. §28-8482. We also encourage an aggressive notification program on the part of the applicant to inform potential residents about Luke AFB operations. Additionally we recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.

If you have any questions or concerns please let me know.

v/r

Barbara

BARBARA S. PLANTE, GS-12, DAFC
56th Fighter Wing
Community Initiatives Team
14185 W. Falcon Street
Luke AFB AZ 85309-1629
Phone: 623 856-9981

-----Original Message-----

From: Kirste Kowalsky [<mailto:kkowalsky@ecllaw.com>]
Sent: Thursday, March 20, 2014 1:05 PM
To: PLANTE, BARBARA S GS-12 USAF AETC 56 FW/CIT
Subject: 144th Ave. & Waddell

Dear Barbara:

We represent the property owner of the site as depicted by the attached aerial. Earlier this year, you may recall a meeting that Mike Curley had with Rusty Mitchell (I believe you may have been there too) to discuss the proposed single-family residential development. My understanding is that LAFB doesn't have concerns with the development proposal and/or our request to the rezone the property from Industrial to Single-family land use.

The attached aerials show the subject property is outside the 65 Ldn however we are within ½ mile of the noise contour line. Residential homes which surround the property (both inside and outside the 65 Ldn contour) were approved with greater density than 2 du/ac. It would appear that the subject site is the "hole in the donut". Further, the proposal at this time seeks to correspond with the existing character and density of the single-family homes in this area.

Enclosed please find the conceptual site plan and aerials of subject site. Our office has assumed that Luke would not have any interest in this site however staff asked us to run this by you because as part of our zoning submittal, they require a letter of support from Luke. To ensure that you're ok with project please review and let me know if you have any input or questions.

Thanks so much,

Kirste Kowalsky

EARL, CURLEY & LAGARDE, P.C.

3101 N. Central Avenue, Suite 1000

Phoenix, AZ 85012

Telephone: 602-265-0094 | Facsimile: 602-265-2195

EXHIBIT 9

DYSART UNIFIED SCHOOL DISTRICT LETTER



6617 N. Scottsdale Road, Suite 101
Scottsdale, Arizona 85250
Phone 480.951.2207
FAX 480.951.3023

July 25, 2014

Jack Eaton
Executive Director – Business Services
Dysart Unified School District
15802 North Parkview Place
Surprise, AZ 85374

Dear Mr. Eaton:

Please be advised that we are applying for a zoning change that changes the zoning designation of a 10.65 acre site located at 14344 W. Waddell Road, from Residential Ranch R1-43 and General Industrial I-2 to RL-4 resulting in greater residential densities on the subject property. The property currently allows for approximately 1 residential unit, and our application will result in a total of 24 units.

Attached is a Preliminary Site Plan for your reference. Please complete the attached Certificate of Adequate School Facilities and return it to Camelback Holdings, LLC, 6617 N. Scottsdale Road, Suite 101, Scottsdale, AZ 85250.

If you would like to discuss the proposal, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. I can be reached at 480-951-2207.

Sincerely,

A handwritten signature in blue ink that reads "Karen Gaabucayan". The signature is fluid and cursive, with the first name "Karen" being more prominent.

Karen Gaabucayan
Camelback Holdings, LLC
Land Development Manager

Encl. (2)

Certification of Adequate School Facilities
for
Residential Rezoning-

City Application Number: CR13-428

City Staff Contact: Debbie White Telephone: 623-222-3090

Property Address: 14344 W. Waddell Surprise, AZ

Property Size: 10.65 acres

Existing Zoning: R1-43 & I-2 Proposed Zoning: RL-4 PAD

Existing Dwelling Unit Potential: Single Family: 1 Multi-Family: _____

Proposed# of Dwelling Units: Single Family: 24 Multi-Family: _____

Net Increase in Dwelling Units from Existing Zoning:
Single Family: 23 Multi-Family: _____

Affected School District(s): Elementary: Dysart Unified School District
Middle: Dysart Unified School District
High School: Dysart Unified School District

Impacted School(s): Elementary: Ashton Ranch Elementary School
Middle: Ashton Ranch Elementary School
High School: Valley Vista High School

Applicant/Contact for Rezoning Application: Camelback Holdings, LLC - Rich Zacher/Karen Gaabucayan

Address: 6617 N. Scottsdale Road, Suite 101, Scottsdale, AZ 85250

Telephone: 480-951-2207 Fax: 480-951-3023

Email: rich@theempiregroupplc.com, karen@theempiregroupplc.com

Sent for Certification to: Jack Eaton - Executive Director - DUSD (623)876-7000

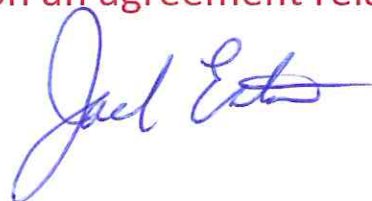
Referred Date: 7/28/14

Response Deadline: 8/1/14

Response Date: 8-1-14

~~* If no response is received by this date, it will be assumed that there are adequate school facilities for the proposed rezoning.~~

* The District does not approve or certify this Certificate at this time.
The District and the Applicant are working on an agreement related to
item numbered 4 of this certificate.



Certification of Adequate School
Facilities for
Residential Rezoning

To Be Completed By School Official (Choose One)

1. _____ The school district has adequate facilities to accommodate the projected number of new students within the school district attendance area that will be generated by this rezoning request.
2. _____ The school district will have adequate school facilities by a planned capital improvement to be constructed within one (1) year and located within the school district's attendance area affected by this residential rezoning request.
3. _____ The school district has determined an existing or proposed charter school can provide adequate school facilities.
-  *4. _____ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities in a timely manner within the school district's attendance area affected by this residential rezoning request. Details of this agreement are not required.
5. _____ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

If response number five (5) is selected, please provide specific details regarding the factors contributing to the lack of adequate facilities as related to the School Facilities Board Guidelines. Indicate where facilities are not adequate. Attach additional details as necessary.

- | | |
|--|-------|
| A. School Site | _____ |
| B. Academic Classroom Space | _____ |
| C. Classroom Fixtures and Equipment | _____ |
| D. Libraries and Media Centers | _____ |
| E. Auditoriums and Multipurpose Rooms | _____ |
| F. Technology | _____ |
| G. Transportation | _____ |
| H. Science Facilities | _____ |
| I. Arts Facilities | _____ |
| J. Vocational Educational Education Facilities | _____ |
| K. Physical Education-Comprehensive Health Program | _____ |
| L. Other School Facility Areas and Equipment | _____ |
| a. Compliance with Building Codes | _____ |
| b. Building Systems | _____ |
| c. Building Soundness | _____ |
| d. Minimum Gross Square Footage | _____ |
| e. Critical Health or Safety Issues | _____ |

School District: Dysart Unified School District
Representative Name (Please Print): _____
Representative Signature: _____
Title: _____ Date: _____ Application No.: _____

The completed Certification of Adequate School Facilities should be forwarded to:

Camelback Holdings, LLC
Attn: Rich Zacher/Karen Gaabucayan
6617 N. Scottsdale Road, Suite 101
Scottsdale, AZ 85250
480-951-2207

EXHIBIT 10

ROYAL RANCH HOA LETTER

Royal Ranch
Homeowners Association

c/o Vision Community Management
9633 S. 48th Street, Suite 150
Phoenix, AZ 85044
Phone: (480) 759-4945
Email:royalranch@wearevision.com

November 20, 2013

The Royal Ranch Homeowners Association, herein referred to as the Association, would like to formally respond to the Camelback Holdings, LLC proposed plans for a subdivision addition at the parcel located east of Royal Ranch.

The Association would first like to thank you for keeping us updated on your project as well as working with us to come to a mutually beneficial agreement. To that end, we would like to clarify that we will continue to be supportive of the proposed development as long as the following conditions are met:

- Access over Boca Raton and Hearn Roads is not granted. The only Emergency Access Gate should be off of 144th Avenue.
- The proposed development entry point should be off of Waddell Road.

Per the Association's Board of Directors meeting held on November 13, 2013, a Maintenance Agreement for the Emergency Access Gate will be submitted to the Board for review which will alleviate the Association and Board of any responsibility. Also, the Board of Directors would appreciate receiving a revised Consent Form with the updated language prior to the next meeting.

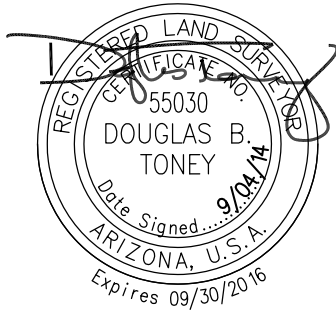
To reiterate, the Board of Directors will continue to support your vision as long as the conditions above are met. Should you have any questions or concerns please contact our Managing Agent, Vision Community Management.

We thank you for your cooperation.

Royal Ranch Homeowners Association Board of Directors

EXHIBIT 11

LEGAL DESCRIPTION



September 4, 2014
PROJECT # 050013-01-001

LEGAL DESCRIPTION
WADDELL & 144th AVENUE

THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2012-0440165, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 9, BEING A CITY OF SURPRISE BRASS CAP FLUSH, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 9, BEING A CITY OF SURPRISE BRASS CAP IN HAND HOLE, BEARS NORTH 90°00'00" WEST, A DISTANCE OF 2638.82 FEET;

THENCE NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 327.23 FEET TO A POINT ON A LINE PARALLEL WITH AND 327.20 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE NORTH 00°43'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 55.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 55.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE NORTH 90°00'00" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 354.02 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE RE-PLAT OF ROYAL RANCH UNIT I PARCEL 1, AS RECORDED IN BOOK 586 OF MAPS, PAGE 03, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 01°16'49" WEST, ALONG SAID EAST LINE AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 1266.12 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) OF SAID SECTION 9;

THENCE NORTH 89°56'40" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 366.36 FEET TO A POINT ON A LINE PARALLEL WITH AND 327.20 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE SOUTH 00°43'18" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1266.25 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 455,990 SQUARE FEET OR 10.4681 ACRES, MORE OR LESS.



CITY OF SURPRISE
Planning and Zoning Commission

February 19, 2015 @ 6:00:00 PM

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Board Meeting Date:	February 19, 2015	Contact Person:	Eric Fitzer, Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Discussion for future agenda items.

Motion:

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

[Click to download](#)

No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):